



## Newstead Avenue, Oughtibridge, S35

Offers Over £275,000

- FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CUL DE SAC POSITION
- THREE BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS
- QUIET CUL DE SAC POSITION
- GOOD SCHOOL CATCHMENT AREA
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL TRANSPORT LINKS
- COUNCIL TAX BAND C - £1,825.63

# Newstead Avenue, Oughtibridge, S35

**\*\*THREE BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS - FREEHOLD\*\*** This spacious three bedroom semi detached property is located in the highly sought after village of Oughtibridge. Situated on a quiet cul de sac within walking distance from Oughtibridge Primary School, Coronation Park and the villages excellent and varied local amenities. The property briefly comprises of; Entrance hallway; Storage area; Stairs to the first floor; Open plan breakfast kitchen, diner and lounge; Stairs to the second floor; Three bedrooms; Family bathroom; Private rear garden; Garage; Driveway for off road parking;



Council Tax Band: C



### **ENTRANCE HALLWAY**

An obscure double glazed composite entrance door opens to the welcoming hallway, with; Obscure double glazed window; Wood effect flooring; Ceiling light point; Carpeted stairs rising to the first floor; Solid door to the storage cupboard which house the boiler;

### **STAIRS TO THE FIRST FLOOR**

### **OPEN PLAN BREAKFAST KITCHEN, DINER AND LOUNGE**

#### **LOUNGE**

Comprising of; Large uPVC double glazed window to the front elevation with beautiful elevated views; Wood effect flooring; Ceiling light point; Central heating radiator;

#### **DINING AREA**

With; Space for a dining table and chairs; Wood effect flooring; Central heating radiator; Ceiling light point; uPVC double glazed patio doors into the rear garden;

#### **BREAKFAST KITCHEN**

Having; A good range of green wall, base and drawer units with wood effect roll top work surfaces; Under unit lighting; uPVC double glazed window to the rear elevation; 1 1/2 sinks and drainer with mixer tap; Integrated under unit fridge, washing machine and dishwasher; Freestanding range cooker with gas hob and extractor hood above; Breakfast area with seating; Wood effect flooring; Ceiling light points; Central heating radiator;

#### **FIRST FLOOR LANDING AND STAIRS**

Having; uPVC double glazed window to the front elevation; Wood effect flooring; Solid door to the open plan lounge kitchen dining room; Ceiling light point; Central heating radiator; Carpeted stairs leading to the second floor;

### **STAIRS TO THE SECOND FLOOR**

### **BEDROOM ONE**

This great size bedroom one has; Large uPVC double glazed window to the front elevation with elevated views; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

Double bedroom two has; uPVC double glazed windows to the rear elevation, with a garden view; Wooden flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

With; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

This modern bathroom has; WC; Wash basin set into vanity unit; Paneled bath; Shower enclosure with rain head shower and hand held shower attachments; Side screen door; uPVC obscure double glazed windows to the rear and side elevations; Wall mounted storage cupboards; Tiled walls; Recessed ceiling spot lights; Tiled flooring; Central heating radiator;

### **SECOND FLOOR LANDING AND STAIRS**

Having; uPVC double glazed window to the side elevation; Carpet flooring; Loft hatch access; Solid doors to the three bedrooms and the family bathroom;

### **GARAGE**

With; Power and lighting; Up and over door;

### **REAR GARDEN**

This private rear garden has; Paved entertaining area; Steps leading to the lawn area on the middle section of the garden; More steps lead to a decked area to the top of the garden; Fence and hedge borders;

## FRONT GARDEN AND DRIVEWAY

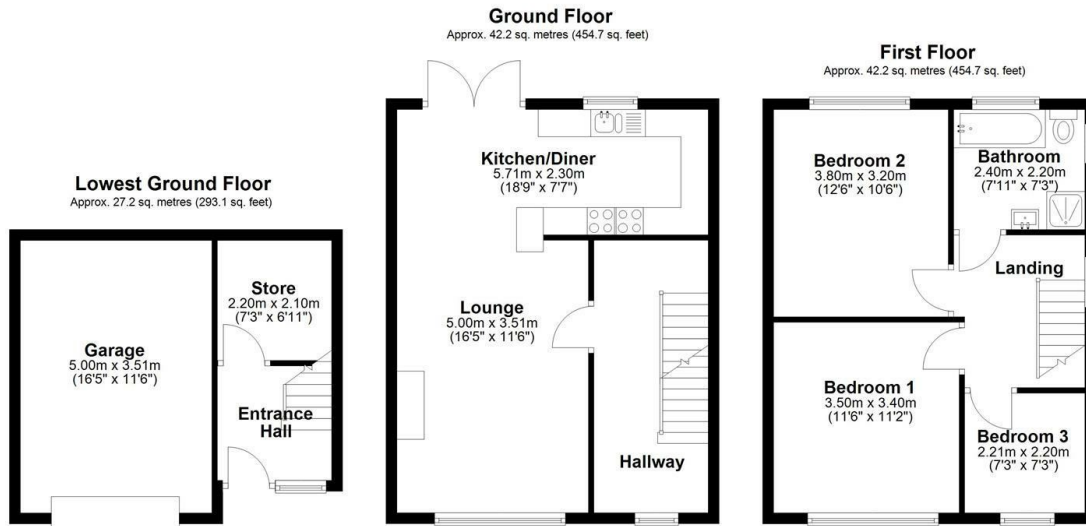
The front garden is predominately laid to lawn with hedge borders; Path and steps leading to the covered porch; Driveway providing off road parking;

## ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

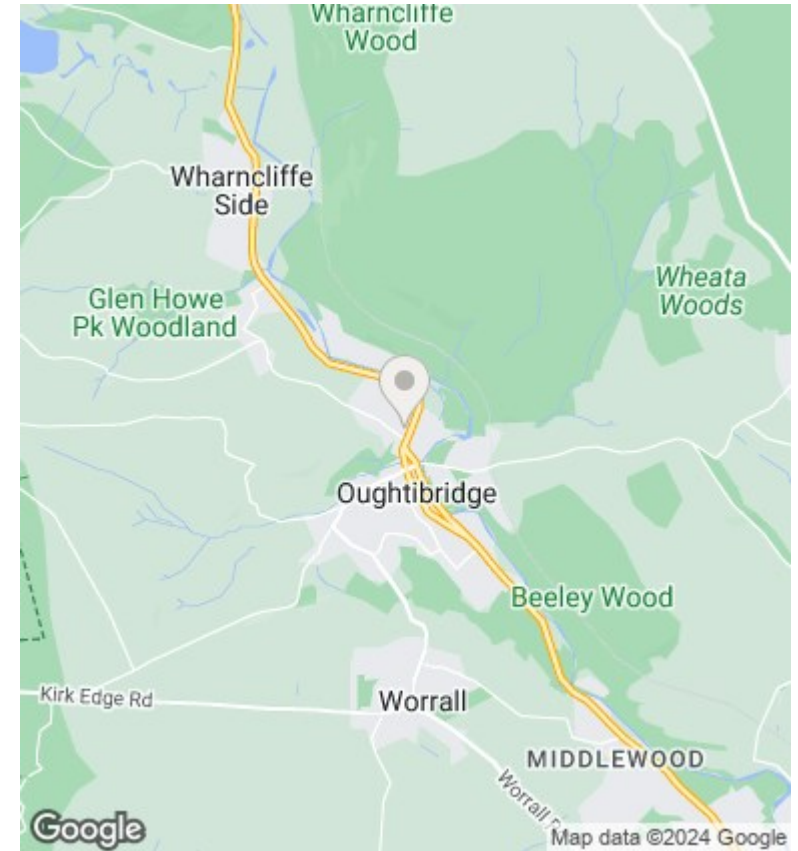






Total area: approx. 111.7 sq. metres (1202.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>72</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	