



## Crag View Crescent, Oughtibridge, S35

Asking Price £185,000

- NO CHAIN
- GREAT POTENTIAL
- A STONES THROW FROM OUGHTIBRIDGE PRIMARY SCHOOL
- FREEHOLD
- SPACIOUS ROOMS THROUGHOUT
- GREAT VILLAGE AMENITIES ON HAND
- LOVELY TWO BEDROOM SEMI DETACHED PROPERTY
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND A £1,593

# Crag View Crescent, Oughtibridge, S35

**\*\* NO CHAIN \*\* GREAT POTENTIAL \*\*** This much loved two bedroom semi-detached home is nestled in the peaceful village of Oughtibridge and is an ideal opportunity for first-time buyers or downsizers. The property briefly comprises of an entrance hallway, spacious lounge, bright conservatory, fitted kitchen, side porch with storage and a utility room, the home offers a well-proportioned and versatile living space. Upstairs features two generous double bedrooms and a family bathroom. Outside, there's a lovely front garden and a good-sized enclosed rear garden. Offered with no onward chain, the property holds great potential to update and personalise. Quietly positioned yet close to village amenities, local schools, countryside walks, and with easy access to Sheffield, this is a fantastic opportunity in a sought-after location.



Council Tax Band: A



## **ENTRANCE HALLWAY**

Access is gained via a part obscure glazed entrance door opening to the welcoming hallway, with; Carpet flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Solid door into the lounge and the kitchen;

## **LOUNGE**

This bright space has; Large uPVC double glazed window to the front elevation; Feature fireplace with electric fire; Carpet flooring; Ceiling light points; Central heating radiator; Large glazed double patio doors into the conservatory;

## **CONSERVATORY**

Currently being utilised as a dining room, this versatile space has; uPVC double glazed windows to three aspects, providing a great amount of natural light into the area; Central heating radiator; Carpet flooring; Wall light points; Glazed double doors into the rear garden;

## **KITCHEN**

Comprising of; A good range of wooden wall, base and drawer units, with roll top work surfaces; Under unit lighting; Single sink and drainer with mixer tap; uPVC double glazed window to the rear elevation; Integrated oven and gas hob with extractor hood above; Space and plumbing for a washing machine and an under unit fridge; Part tiled walls; Solid door to an under stair storage cupboard; Vinyl flooring; Ceiling light point; Central heating radiator; Glazed door to the side porch;

## **PORCH**

Having; Steps leading down from the kitchen; uPVC obscure glazed windows to two aspects, providing lots of great natural light into the space; Solid door to the utility room and storage cupboard; Concrete flooring; uPVC obscure glazed doors to both the front and rear access;

## **UTILITY ROOM**

Having; uPVC double glazed window to the front elevation; Space for an upright fridge freezer; Concrete flooring; Ceiling light point;

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

### **BEDROOM ONE**

This generous size primary bedroom has; uPVC double glazed window to the front elevation; Solid door to a storage cupboard; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

A further double bedroom with; uPVC double glazed window to the rear elevation; Built in storage cupboards; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

Comprising of; WC; Wash basin; Panelled bath with wall mounted electric shower; uPVC double glazed obscure window to the rear elevation; Tiled walls to wet areas; Wood effect flooring; Central heating radiator; Ceiling light point; Extractor fan;

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

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

### **FRONT GARDEN**

This lovely space is; Predominantly laid to lawn; Mature shrubs and planting; Paved pathway leading to both the front access and the porch; Fence and hedge borders;

### **REAR GADREN**

This beautiful garden has; Steps leading from the porch door; A paved pathway leads to the foot of the garden; Predominantly laid to lawn with a great variety of mature shrubs and planting; Paved entertaining areas; Steps up to the conservatory doors; Hedge and fence borders;

### **DISCLAIMER**

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

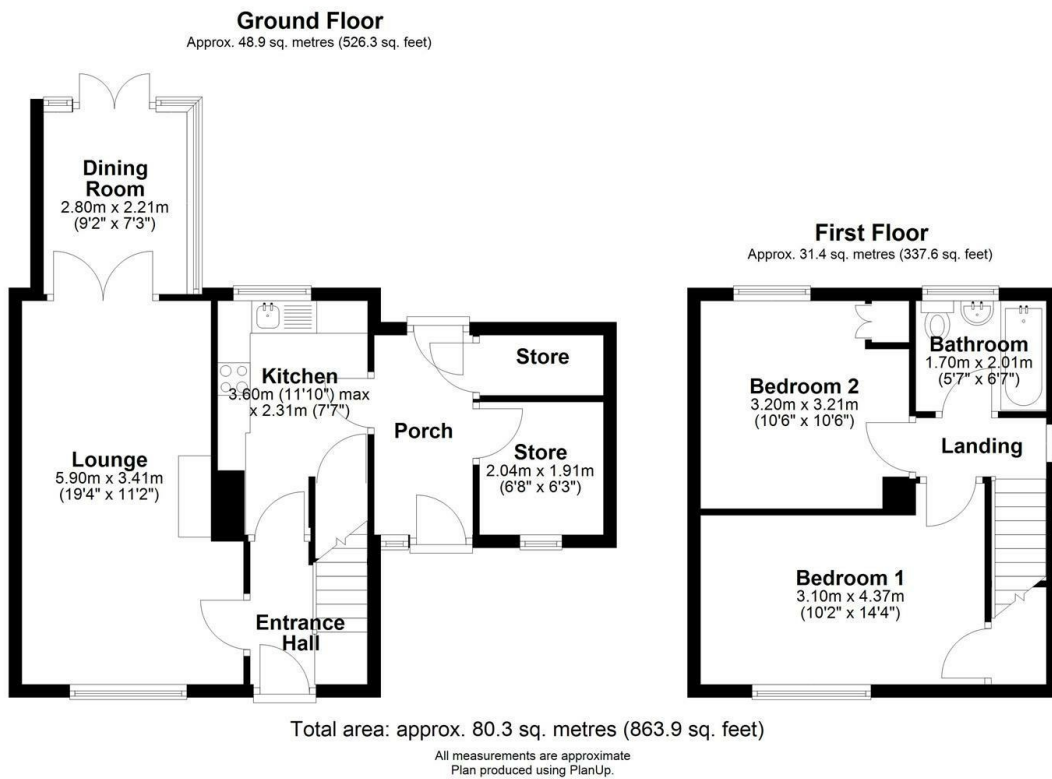
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	