

# Saxton Mee

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**Birks Wood Drive Oughtibridge Sheffield S35 0HY**  
**Guide Price £260,000**



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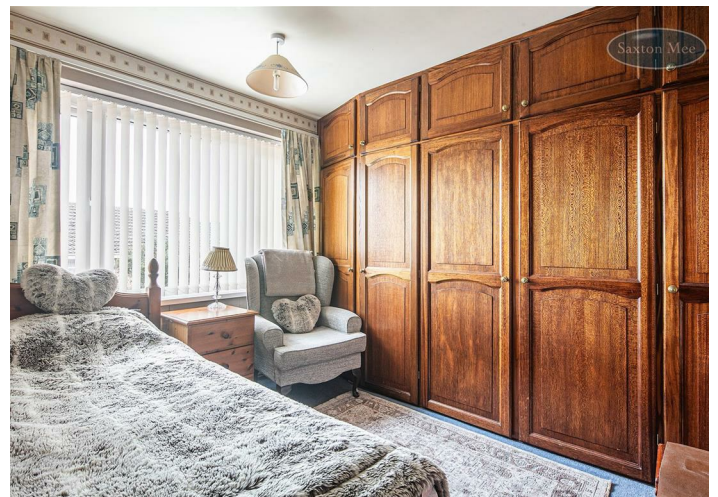
GUIDE PRICE £260,000-£270,000 \*\* NO CHAIN \*\* FREEHOLD \*\* Enjoying an attractive outlook and situated in this popular residential area of Oughtibridge is this three bedroom semi detached property which has gardens to the front and rear and benefits from a driveway, a detached garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owner and has recently had new windows and doors, and a boiler but is in need of some modernisation and ideal for a buyer looking to cosmetically improve to their own personal taste.

The accommodation briefly comprises: enter via a porch into the entrance hall with an under stair storage cupboard and access into the open plan lounge/dining room and the kitchen. The lounge area has a front window and from the dining room, uPVC doors opening onto the garden. The kitchen has a pantry off and a range of units with worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, along with housing and plumbing for a washing machine, dishwasher and fridge. Rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard which houses the gas boiler (approximately two years old) and access into a loft space, three bedrooms and the wet room. The principal double bedroom is to the front aspect. Double bedroom two has fitted wardrobe. Bedroom three is to the rear aspect. The wet/shower room has a WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- DRIVEWAY & DETACHED GARAGE
- ATTRACTIVE VIEWS
- RECENTLY REPLACED ROOF, WINDOWS & BOILER
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOLS CLOSE-BY
- AMENITIES & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





**OUTSIDE**

To the front is a gravelled area with planted borders. A driveway continues down the side of the property to the detached garage with an up and over door. A gate opens to the fully enclosed rear garden which has a patio.

**LOCATION**

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Beautiful countryside, outstanding views and yet only 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

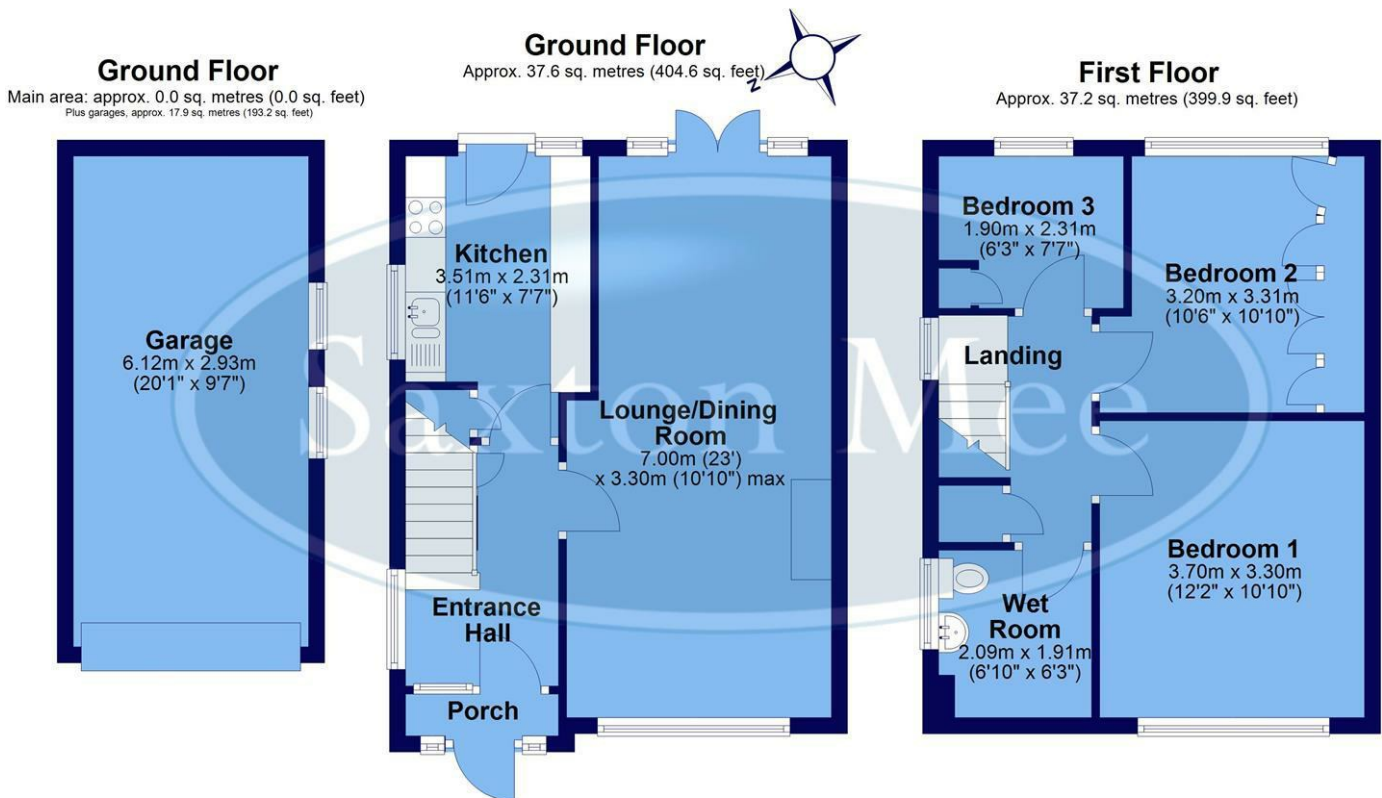
**MATERIAL INFORMATION**

The property is currently Council Tax Band C.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



**Main area: Approx. 74.7 sq. metres (804.6 sq. feet)**  
Plus garages, approx. 17.9 sq. metres (193.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes** 245 Crookes, Sheffield S10 1TF T: 0114 266 8365  
**Hillsborough** 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055  
**Stocksbridge** 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	78		

**Energy Efficiency Rating Legend:**  
 A (92-101): Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (81-91): Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (61-80)  
 C (41-60)  
 D (21-40)  
 E (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC