

Saxton Mee

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**Chestnut Court Oughtibridge Sheffield S35 0ER**  
**Guide Price £140,000**

**St Luke's**  
Sheffield's Hospice

# Chestnut Court

Sheffield S35 0ER

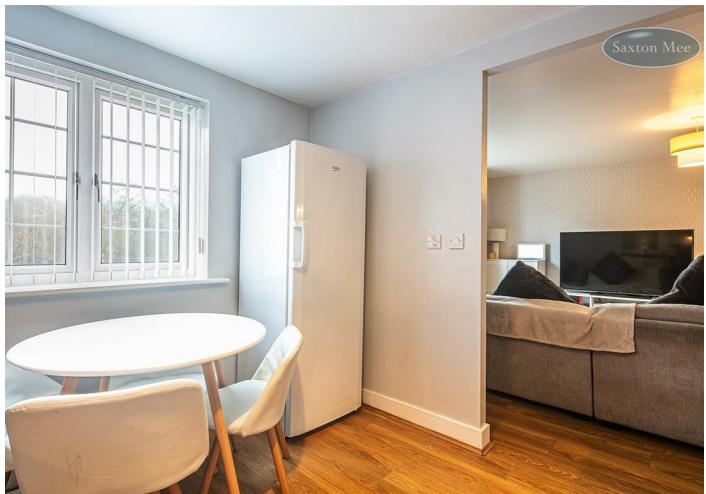
**Guide Price £140,000**

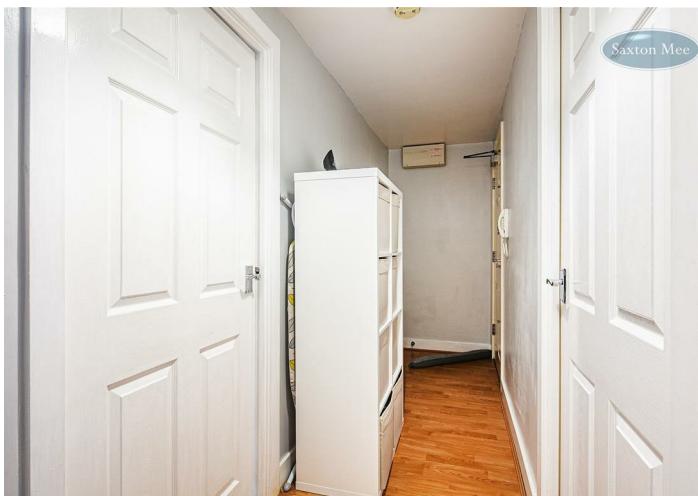
GUIDE PRICE £140,000-£150,000 Situated in this popular residential area of Oughtibridge is this two bedroom, second floor apartment which benefits from allocated parking, electric heating, uPVC double glazing and attractive views over the playing fields and river. Oughtibridge hosts a range of amenities, eateries and public houses along with excellent public transport links and well regarded local schools. There is communal access and entrance hall, with stairs leading to all levels.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a private door into the entrance hall with a secure telephone intercom system and a storage cupboard. Access into the lounge, the two bedrooms and the bathroom. The good sized lounge has uPVC French doors opening to a Juliet balcony. A opening flows into the kitchen which has a range of units with a contrasting worktop which incorporates 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 and space for a fridge freezer.

The principal bedroom has fitted wardrobes. Bedroom two has a storage cupboard. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- 2 BEDROOM, 2ND FLOOR APARTMENT
- WELL PROPORTIONED LOUNGE WITH JULIET BALCONY
- KITCHEN
- THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING SPACE
- WELL-KEPT COMMUNAL GARDENS
- POPULAR RESIDENTIAL AREA
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- OUGHTIBRIDGE PARK
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY NETWORKS





## OUTSIDE

Allocated parking space and well-kept communal gardens.

## 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 5 miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

## MATERIAL INFORMATION

The property is Leasehold with a term of 125 years running from the 1st October 2004. The property is currently Council Tax Band B.

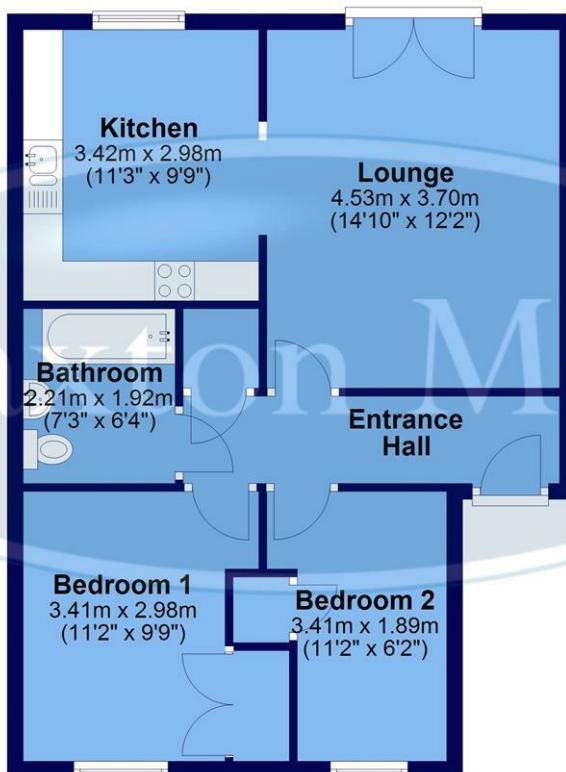
## VALUER

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.



Approx. 57.6 sq. metres (619.8 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

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

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Hillsborough  
Stocksbridge**

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



 OnTheMarket.com

 **st luke's**  
Sheffield's Hospice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A2 plus) A		
(B1-B1) B		
(C2-C9) C		
(D5-D8) D		
(E9-E4) E		
(F1-F8) F		
(G1-G8) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(A2 plus) A		
(B1-B1) B		
(C2-C9) C		
(D5-D8) D		
(E9-E4) E		
(F1-F8) F		
(G1-G8) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		