



River View Road, Oughtibridge, S35

£1,095 Per Week

- THREE BEDROOM FAMILY HOME
- MODERN BATHROOM
- CONVERTED ATTIC SPACE
- SOUGHT AFTER VILLAGE LOCATION
- BOND - £1263
- OPEN PLAN LIVING SPACE WITH BAY WINDOW
- GARDEN WITH WOODLAND VIEWS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- RENT - £1095PCM
- COUNCIL TAX BAND B - £1,948.59

River View Road, Oughtibridge, S35

A spacious family home in the sought-after location of Oughtibridge. Ideally situated close to local amenities.

Spacious rooms throughout including three bedrooms and additional space and storage in the converted attic, and a useful rear porch. The property features an open-plan living and dining area, complemented by a bay window and patio doors leading to a private and secure rear garden with lovely views over the surrounding parkland and woodland.

Externally, the property benefits from off-road parking for multiple vehicles. This home is well suited to families seeking space, convenience and a pleasant setting.



Council Tax Band: B



ENTRANCE

A welcoming entrance hall accessed via a part-glazed uPVC door, featuring wooden flooring, painted walls, a central heating radiator and a ceiling light point. A staircase leads to the first-floor landing, while double doors open into the lounge.

LOUNGE /DINER

A spacious and inviting living room featuring a front-facing uPVC double-glazed bay window, wooden flooring, painted walls, a central heating radiator and ceiling light points. The room flows seamlessly through to the open-plan dining area, creating an ideal space for both relaxing and entertaining. Sliding patio doors provide access to the rear garden, while a folding door leads through to the kitchen.

KITCHEN

The kitchen is fitted with a good range of wall, base and drawer units, complemented by wood-effect worktops and a tiled splashback. An integrated stainless steel sink with drainer and mixer tap sits beneath a side-facing uPVC double-glazed window. Integrated appliances include a single oven, four-ring gas hob with extractor fan above, and fridge and freezer, with additional space for a washing machine and dishwasher. Recessed spotlights complete the space.

PORCH

A useful porch featuring dual-aspect uPVC part-glazed doors providing side access from the driveway and access to the rear gardens. An internal part-glazed door leads through to the kitchen. Further features include tiled flooring, painted brick walls and a wall light.

LANDING & STAIRS

A carpeted staircase with painted wooden balustrade leads to the first-floor landing, featuring a uPVC double-glazed window to the side elevation, central heating radiator and ceiling light point. Solid doors provide access to all bedrooms and the bathroom. A loft hatch with pull-down wooden ladders provides access to the loft space.

BEDROOM ONE

A spacious double bedroom featuring a front-facing uPVC double-glazed window, allowing for plenty of natural light, a central heating radiator and a ceiling light point.

BEDROOM TWO

A well-proportioned double bedroom featuring carpeted flooring, a uPVC double-glazed window to the rear elevation, a central heating radiator and a ceiling light point.

BEDROOM THREE

A single bedroom benefiting from useful built-in storage, a front-facing uPVC double-glazed window, carpeted flooring, a central heating radiator and a ceiling light point.

BATHROOM

A beautiful, modern bathroom finished to a high standard, featuring a panelled bath with shower over, pedestal WC and a hand wash basin set within a vanity unit. Elegant marble-effect tiled floors, panelling and walls with useful built-in shelving. Modern black fixtures and fittings create a beautiful contrast against the marble finish. Further features include a heated towel rail, recessed spotlights, an extractor fan and an obscure uPVC double-glazed window to the rear elevation, providing natural light and privacy.

ATTIC ROOM

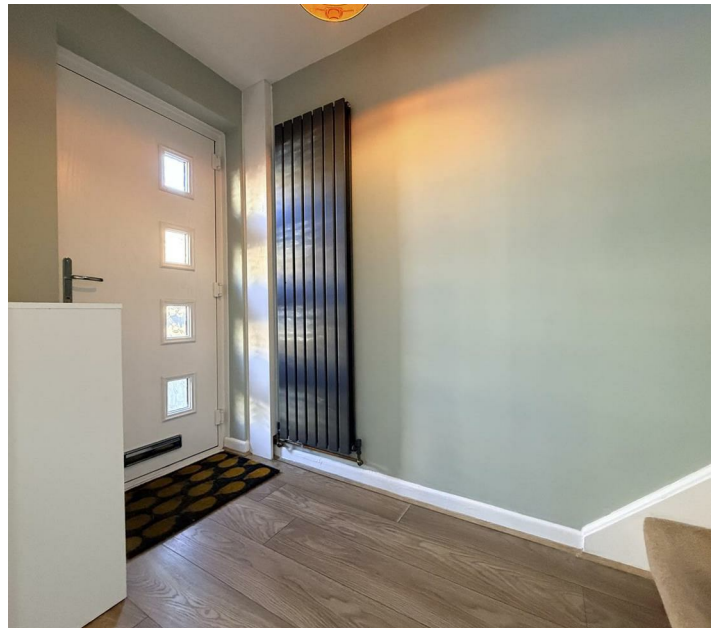
A converted attic creates a unique and versatile space, ideal for additional storage and currently utilised as a games room. The bright and airy room features a Velux window, recessed spotlights, wooden flooring and useful under-eaves storage, making it a practical and flexible addition to the property.

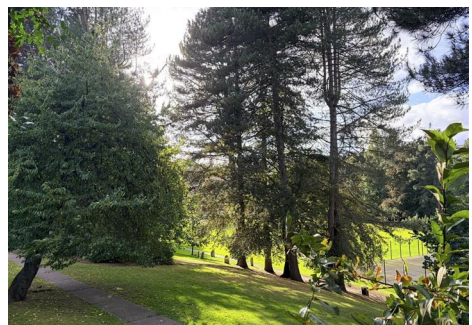
GARDEN

The enclosed private garden features a small laid lawn and patio area, with access from both the dining room patio doors and rear porch. Mature shrubs to the rear complement the attractive views over Oughtibridge Parks woodland.

OUTSIDE

A driveway provides off-road parking for multiple vehicles, with a shared front garden featuring a laid lawn.







Directions

Viewings

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

EPC Rating:

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