



## Langsett Road North, Oughtibridge, S35

Asking Price £185,000

- NO CHAIN
- POPULAR VILLAGE LOCATION
- REAR GARDEN
- FREEHOLD
- VIEWING RECOMMEND
- WELL PRESENTED THROUGHOUT
- THREE BEDROOM END TERRACE
- CLOSE TO EXCELLENT LOCAL AMENITIES
- COUNCIL TAX BAND A £1,693.69

# Langsett Road North, Oughtibridge, S35

NO CHAIN | FREEHOLD

Situated in the heart of the ever-popular village of Oughtibridge, this beautifully presented three-bedroom end-terrace home offers deceptively spacious accommodation, enhanced by high ceilings throughout which create a wonderful sense of light and space. Perfectly positioned just a stone's throw from an excellent range of local amenities, including shops, cafés, pubs, highly regarded schools, transport links, and picturesque countryside walks, the property is ideally suited to first-time buyers, growing families, and investors alike. The accommodation briefly comprises a spacious lounge/dining room, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from an enclosed rear garden, providing the perfect space for relaxing or entertaining. Located in a highly sought-after village setting with excellent access to Sheffield and the Peak District, this is a fantastic opportunity not to be missed.



Council Tax Band: A



## **ENTRANCE**

A solid uPVC entrance door provides access to the open-plan lounge/dining room, the principal reception space of the home.

## **LOUNGE DINING ROOM**

Finished with wood-effect flooring and enhanced by a large front-facing window, this well-proportioned open-plan lounge/dining room offers an inviting space for both everyday living and entertaining. The room benefits from wall and ceiling light points, a central heating radiator, and generous space for both lounge and dining furniture. A part obscure-glazed door to one side provides access to the kitchen, with a separate door on the other side leading to the staircase rising to the first floor.

## **KITCHEN**

The kitchen comprises a range of cream wall, base, and drawer units with wood-effect worktops and tiled splashbacks, complemented by vinyl flooring. There is a sink and drainer with mixer tap set beneath a PVC double-glazed rear window, allowing natural light to fill the space. Appliances include an integrated oven and hob with extractor above, along with space and plumbing for an under-counter fridge and dishwasher. A central heating radiator provides additional warmth to the room. Further features include a ceiling light point and a solid door providing access to the cellar, which benefits from power and lighting and is currently used by the vendors for freezer storage. A part-glazed door leads out to the rear garden. The vendors have also obtained plans to remove sections of the internal stonework, offering potential to further open up and enhance the kitchen space.

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

## **BEDROOM ONE**

A generously sized principal bedroom featuring a large front-facing uPVC double-glazed window. The room benefits from carpet flooring, a ceiling light point, and a central heating radiator, creating a comfortable and well-balanced space.

## **BEDROOM TWO**

A good-sized second bedroom with a large front-facing uPVC double-glazed window. The room is finished with carpet flooring and includes a ceiling light point and central heating radiator, making it a practical and comfortable space suitable for a range of uses.

## **BEDROOM THREE**

A well-proportioned third bedroom with a large rear-facing uPVC double-glazed window. The room includes carpet flooring, a ceiling light point, and a central heating radiator. A useful nook provides additional storage space, adding to the practicality of the room.

## **FAMILY BATHROOM**

Comprising a WC and wash hand basin set into a vanity storage unit, alongside a panelled bath with a wall-mounted electric shower over. The bath is fully tiled externally, with predominantly tiled walls throughout the room. Further benefits include vinyl flooring, an obscure-glazed uPVC window to the rear elevation, and an extractor fan. A small wall-mounted mirrored cabinet provides additional storage.

## **FIRST FLOOR LANDING AND STAIRS**

Finished with carpet flooring and providing access to the three bedrooms and family bathroom via solid internal doors. The landing also benefits from a ceiling light point, a useful storage nook with space and plumbing for a washing machine, and a loft hatch providing access to the loft.

## **REAR GARDEN**

Leading from the kitchen is a pathway providing access to the rear garden, with an additional pathway offering access to the front of the property. Steps lead down to a predominantly lawned garden with established shrubs and planting, creating a pleasant and private outdoor space. A further set of steps leads up to an additional seating area, ideal for relaxing or entertaining. The garden also benefits from brickwork borders and enjoys attractive elevated views over the village.

## 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.





## 12 LANGSETT ROAD, NORTH

APPROXIMATE GROSS INTERNAL AREA = 71.2 SQ M / 766 SQ FT

CELLAR = 21 SQ M / 226 SQ FT

TOTAL = 92.2 SQ M / 992 SQ FT

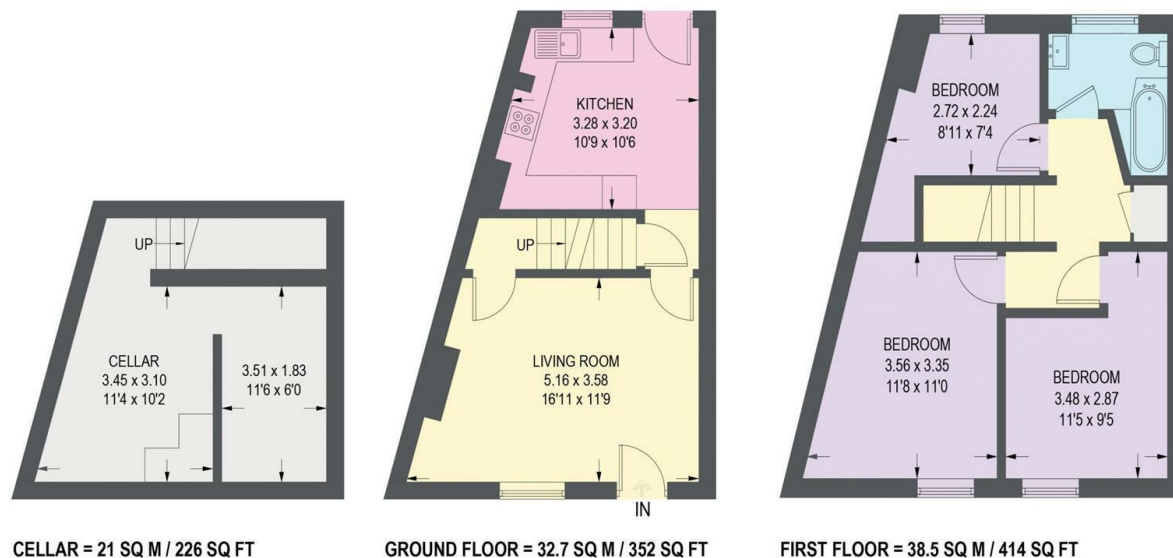


Illustration for identification purposes only, measurements are approximate, not to scale.

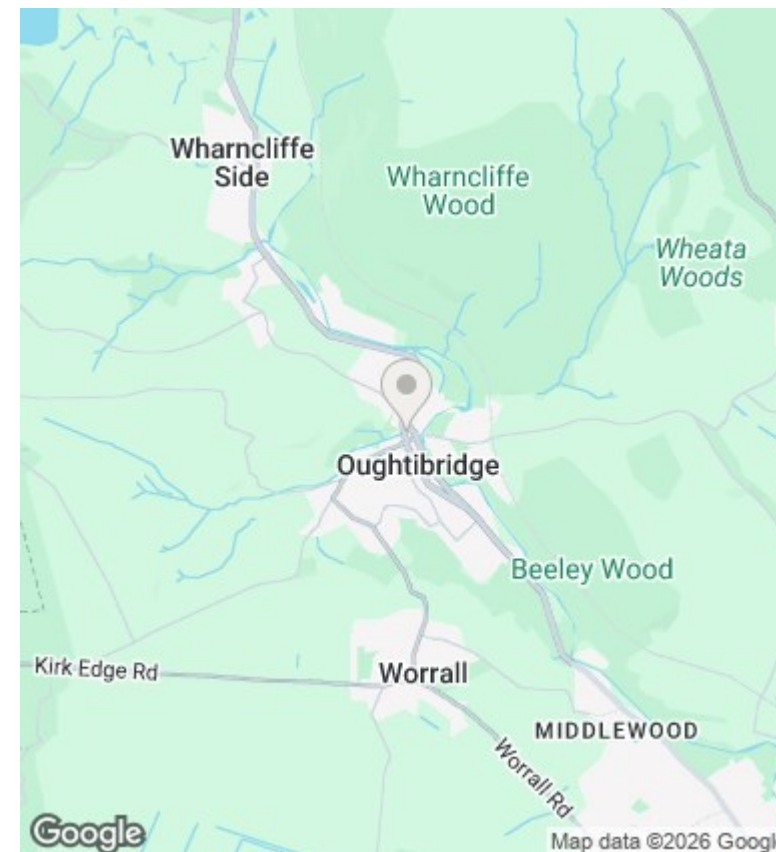
## Directions

## Viewings

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

## Council Tax Band

A



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 74        |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |