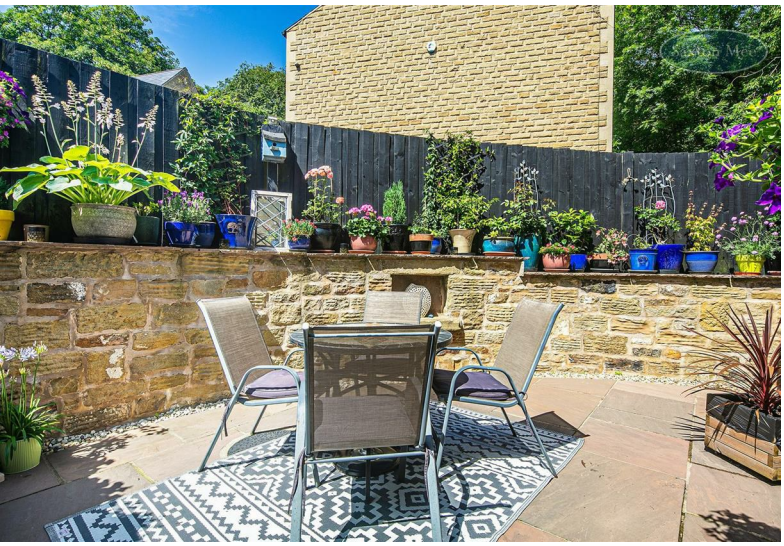
Saxton Mee



Roughbirchworth Lane Oxspring Sheffield S36 8YE
Guide Price £210,000

St Luke's
Sheffield's Hospice

Roughbirchworth Lane

Sheffield S36 8YE

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GUIDE PRICE £210,000-£220,000 ** FREEHOLD ** Enjoying a south-west facing garden and a double-width driveway is this two bedroom, stone built cottage which benefits from uPVC double glazing and gas central heating. The property is situated in this delightful village location and and has been modernised and is credit to the current owners.

Tastefully decorated throughout, the beautifully presented living accommodation briefly comprises: enter via a front door into the lounge with feature beams and a cast-iron wood burner set in a stone fireplace with a granite hearth. A sliding door then opens into the kitchen/diner 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 and freezer. There is an under stair storage cupboard which houses the gas boiler and a rear uPVC stable entrance door.

From the kitchen, a staircase rises to the first floor landing with access into the main bedroom and the bathroom. The main double bedroom has new Oak fitted wardrobes either side of the chimney breast. The bathroom is fully tiled and has a white three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom two which has an Oak fitted wardrobe.

- EARLY VIEWING ADVISED
- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- SOUTH-WEST FACING GARDEN
- DOUBLE-WIDTH DRIVEWAY
- LOUNGE & KITCHEN DINER
- TWO DOUBLE BEDROOMS
- THREE PIECE SUITE BATHROOM
- VILLAGE LOCATION
- EASY ACCESS TO MOTORWAY NETWORKS
- FREEHOLD

OUTSIDE

A block-paved double-width driveway. Access down the side of the property leads to the fully enclosed, south-west facing rear garden which features a stone flagged patio.

LOCATION

The immediate location offers the most idyllic of outdoors lifestyles, open countryside and numerous walks on the doorstep whilst glorious scenery associated with the Pennines can be reached within a short drive. At the same time there is exceptionally good access throughout the region with the M1 motorway network being within a short drive, ideal for those wishing to commute to Leeds, Sheffield, Manchester and Wakefield, whilst nearby rail links offer a direct route to the capital.

MATERIAL INFORMATION

The property is Freehold and 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.

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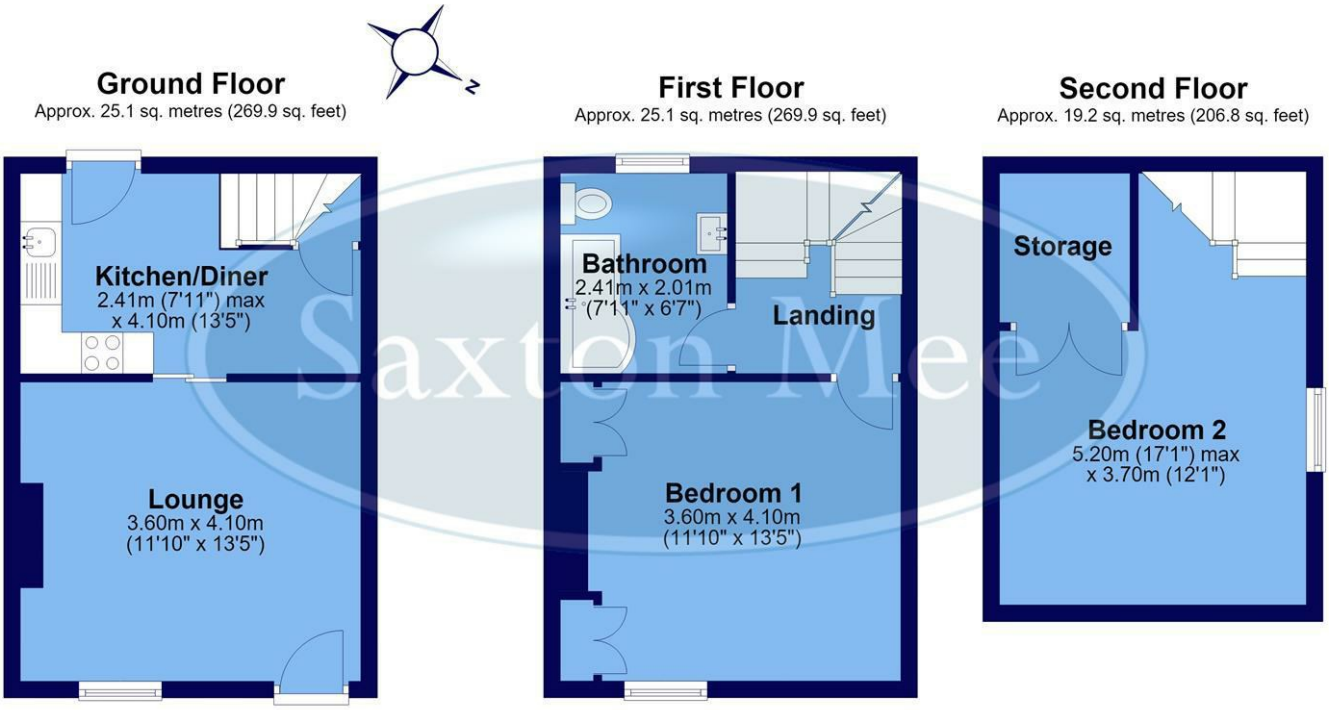

Total area: approx. 69.4 sq. metres (746.6 sq. feet)

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

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Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
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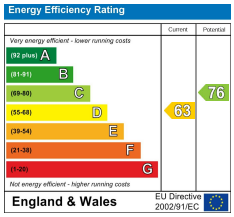

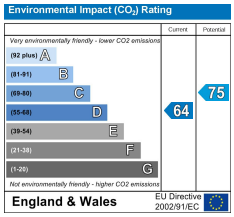

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