

Saxton Mee



River View Road Oughtibridge Sheffield S35 0JG
Guide Price £250,000



River View Road

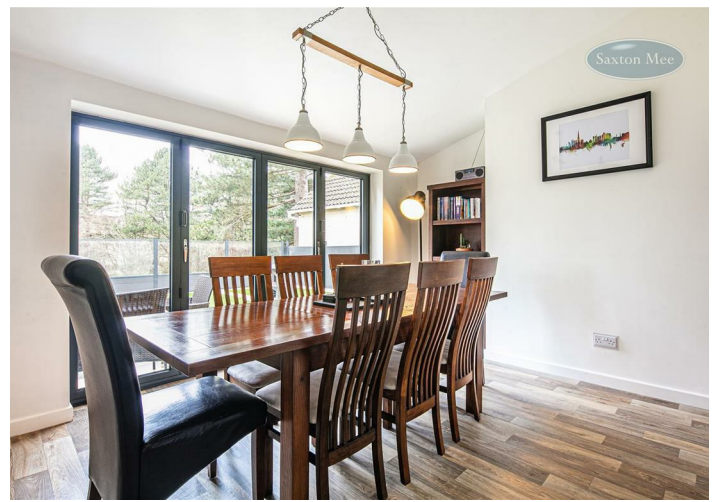
Sheffield S35 0JG

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GUIDE PRICE £250,000-£260,000 Enjoying fabulous park and river views and situated on this quiet cul de position is this largely extended, three bedroom semi detached property which benefits from having a driveway with off road parking for two cars. The property enjoys a beautifully landscaped rear garden and benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: a uPVC entrance door opens into the entrance hall. Lounge with a large bay window filling the room with natural light. Under stair storage cupboard. Fabulous, extended, open plan dining kitchen having a range of wall, base and drawer units. Range cooker, extractor fan, housing and plumbing for a dishwasher and washing machine. Four aluminium bi-fold doors open onto the rear garden. First floor: accessed via pull down loft ladders is the occasional loft room which is boarded, carpeted and has a Velux window, electric and lighting. Three bedrooms, two of which are double in size and both benefiting from fitted wardrobes. Bedroom three benefiting from a storage cupboard. Bathroom with a white suite and comprising bath with overhead shower, WC and wash basin.

- STUNNING VIEWS
- PEACEFUL LOCATION
- VIEWING ADVISED
- EXTENDED ACCOMMODATION
- FREEHOLD
- THREE BEDROOMS





OUTSIDE

To the front is a driveway providing off road parking for up to two cars, which continues down the side of the property. Garden shed. A recently landscaped rear garden which includes an artificial lawn and patio.

LOCATION

Situated in the peaceful location of Oughtibridge. Benefiting from good local amenities including a Co-op supermarket. Local cafes, post office, village shop, barber and public houses. Good transport links. Good local schools including Oughtibridge Primary School and Bradfield Secondary School. On the doorstep of beautiful country walks.

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.

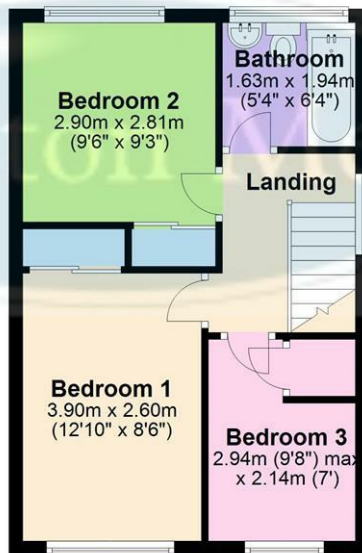
Ground Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Second Floor

Approx. 7.3 sq. metres (78.3 sq. feet)



Total area: approx. 93.0 sq. metres (1001.4 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-24)	D		
(15-10)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		64	85
England & Wales		EU Directive 2002/91/EC	