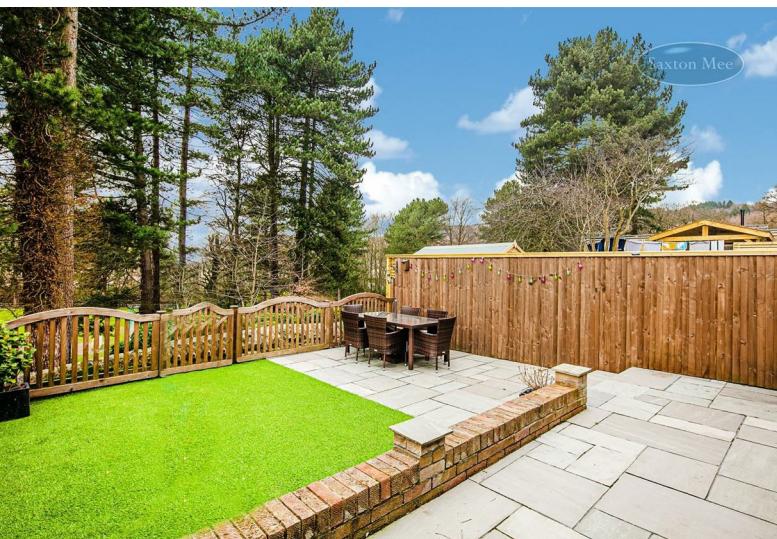


Saxton Mee



**River View Road Oughtibridge Sheffield S35 0JG**  
**Guide Price £265,000**

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

# River View Road

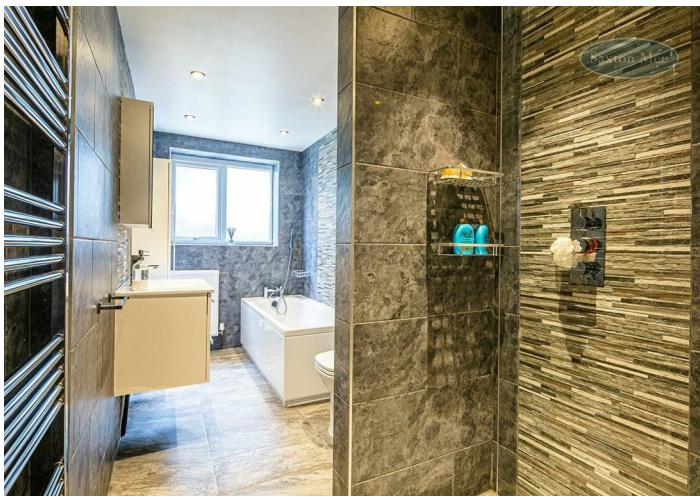
Sheffield S35 0JG

**Guide Price £265,000**

**GUIDE PRICE £265,000-£275,000 \*\*RECENTLY RENOVATED THROUGHOUT \*** Situated on this quiet cul-de-sac position is this largely extended, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from uPVC double glazing and gas central heating. Renovations include: a new kitchen and bathroom, new plumbing, a rewire, replastered, new flooring and windows. The modern and contemporary living accommodation which benefits from front, side and rear extensions briefly comprises: a composite entrance door opens into the entrance hall. Well presented lounge with a front bay window, under stair storage cupboard and Hive thermostat. The heart of the house is the largely extended and open plan dining kitchen having a range of wall, base and drawer units. Integrated appliances include fridge, freezer, dishwasher, electric oven and microwave. Three aluminium bi-fold doors open on to the rear garden. Extended utility room with housing and plumbing for a washing machine and tumble dryer. Storage cupboards. Access into the integral garage with electric, lighting and roller door (not suitable for a car). First floor: access via pull down loft ladders into the partly boarded loft space. Three bedrooms, the master benefiting from a row of fitted wardrobes, bed side tables and cupboards. A superb and largely extended four piece suite bathroom comprising of a walk in double shower, separate bath. WC and wash basin.

- EXTENDED, SPACIOUS ACCOMMODATION
- ATTRACTIVE PARK VIEWS
- NEW KITCHEN AND FOUR PIECE SUITE BATHROOM
- THREE BEDROOMS
- PEACEFUL LOCATION
- VIEWING RECOMMENDED





## OUTSIDE

To the front is a paved driveway and slate chipped garden area with plants and shrubs. Enjoying fabulous park views is the fully enclosed rear garden with Indian stone patio and artificial lawn.

## 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.



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

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A plus) A	87
(B1-B4) B	71
(B5-B9) C	85
(D5-D9) D	67
(E5-E9) E	67
(F1-F5) F	67
(G1-G5) G	67
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 (A plus) A	85
(B1-B4) B	71
(B5-B9) C	85
(D5-D9) D	67
(E5-E9) E	67
(F1-F5) F	67
(G1-G5) G	67
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	