



River Bank Oughtibridge Sheffield S35 0GW  
Guide Price £150,000



## River Bank

Sheffield S35 0GW

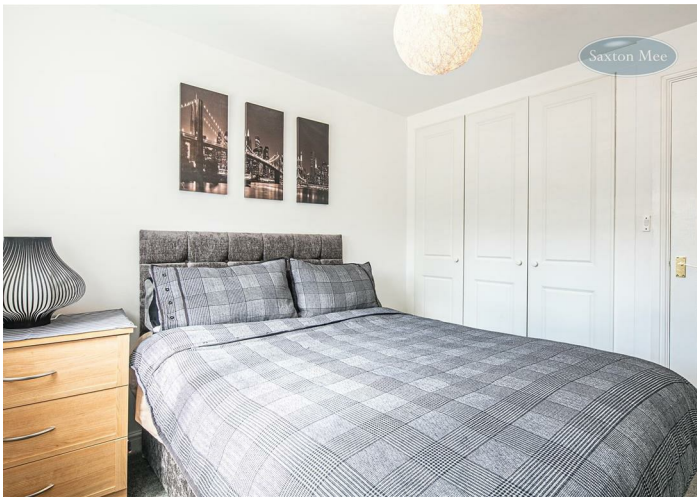
**Guide Price £150,000**

GUIDE PRICE £150,000-£160,000 Situated on this quiet cul-de-sac position and enjoying outside space is this two double bedroom, two bathroom ground floor apartment which benefits from an allocated parking space, further visitor parking, well kept communal grounds and a rear seating area overlooking the fabulous river and elevated views over nearby playing fields. The property also benefits from uPVC double glazing and gas central heating throughout. In brief, the well presented living accommodation comprises: communal entrance door and hall. A private door opens into the entrance hall with intercom telephone system and alarm. Good size lounge/dining room with uPVC doors opening onto the beautifully kept communal grounds and a private patio. Separate kitchen having a range of wall, base and drawer units. Integrated appliances include fridge, freezer and electric oven with four ring hob over and extractor above. Housing and plumbing for a washing machine. Wall mounted modern gas boiler. Two double bedrooms, both benefiting from fitted wardrobes and the master having an en suite shower room. Further bathroom with a white suite and comprising of bath with overhead shower, WC, wash basin and chrome towel radiator.

- STUNNING REAR VIEWS
- WELL PRESENTED GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- WELL KEPT COMMUNAL GROUNDS
- ALLOCATED PARKING
- VIEWING RECOMMENDED







## OUTSIDE

Situated on this quiet cul-de-sac position. Allocated parking space and further visitor parking. To the rear of the apartment are well-kept communal grounds mostly laid to 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.

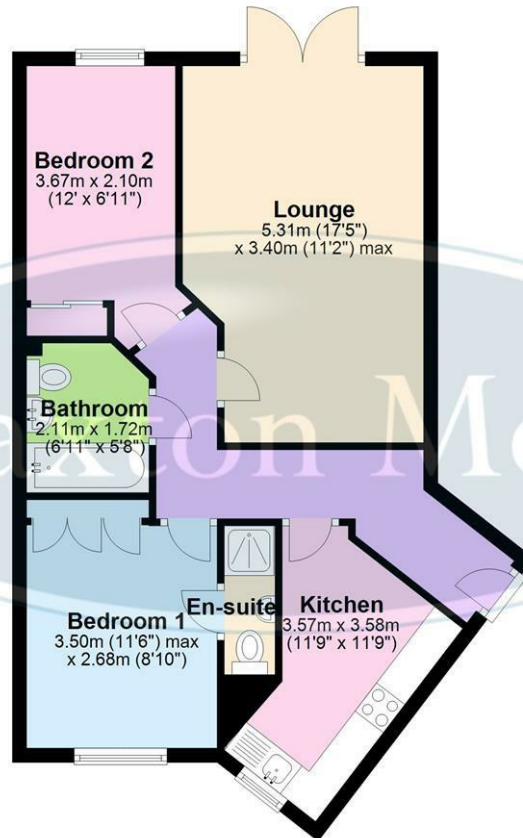
## Valuer

Greg Ashmore MNAEA

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## Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Total area: approx. 56.2 sq. metres (604.8 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.  
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