

# Saxton Mee



**Bertram Road Oughtibridge Sheffield S35 0FF**  
**Guide Price £425,000**



## Bertram Road

Sheffield S35 0FF

**Guide Price £425,000**

GUIDE PRICE £425,000-£450,000 \*\* NO CHAIN \*\* FREEHOLD

\*\* Situated on this attractive size plot is this extended, larger than average, four bedroom, two bathroom stone built, detached property which enjoys a superb rear garden backing onto peaceful woodland and benefits from a double width driveway, good size detached garage, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises: entrance porch with double doors opening into the entrance hall with under stair storage cupboard and downstairs WC. Well presented lounge. The heart of the house is the extended kitchen diner which flows into the large garden room with two sets of uPVC French doors opening onto the rear garden. Attractive wooden flooring throughout. The kitchen has a modern range of wall, base and drawer units. Integrated double electric oven. Five gas ring hob with extractor above. Ample space for a dining table and chairs. First floor: access into the useful loft space. Four good size bedrooms, the master benefiting from fitted wardrobes, a Juliet balcony overlooking the rear garden and woodland beyond and an en suite shower room with double shower. Family bathroom in addition having a white suite and comprising jacuzzi bath, shower cubicle, WC and wash basin.

- VIEWING ESSENTIAL
- PERFECT FOR A FAMILY
- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS
- TWO BATHROOMS





**OUTSIDE**

To the front is a double width driveway. Further access down the side of the property to the detached garage with electric door, electric and lighting. A fully enclosed rear garden includes an Indian stone patio with further paved area 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.

**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.

# Saxton Mee



Total area: approx. 152.0 sq. metres (1636.0 sq. feet)

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Hillsborough  
Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(81-91) <b>A</b>		
(81-91) <b>B</b>				(61-81) <b>B</b>			
(69-80) <b>C</b>				(55-60) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(1-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	81	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67	76