



Langsett Road South, Oughtibridge, Sheffield: £260,000

Penthouse | 2/ 3 Bedrooms | 1 Bathroom

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****SUPERB TWO BEDROOM PENTHOUSE APARTMENT WITH NO CHAIN**** This beautifully presented apartment is located in the heart of Oughtibridge Village and has many outstanding features. A short flat walk to the many local amenities with excellent road, bus and tram links close by. Benefiting from ample built in storage to all rooms. This most individual property is located on the second floor of this exclusive development and briefly comprises of; A shared main access door providing entry to three properties; Stairs to the apartment; Lobby and a short flight of stairs to the hallway; Open plan kitchen, lounge and dining room; Snug / study; Two large bedrooms; Luxury family bath and shower room; Cloakroom wc;



ENTRANCE

The main entrance door provides access to three apartments within this small block, all with telephone intercom access. One and a half flights of carpeted stairs rise to the private entrance door. Oak door opening to the Inner lobby with; Excellent natural light via a Velux roof light window, with fitted blind; Carpet flooring; Oak handrail; Short flight of stairs to the hallway;



HALLWAY

Having; Carpet flooring; High ceilings; Wall mounted telephone intercom access; Power sockets; Ceiling light point; Electric wall heater; Oak doors to the two bedrooms, Cloakroom wc and one to the kitchen, lounge and dining room;

OPEN PLAN KITCHEN, LOUNGE AND DINING ROOM



BREAKFAST KITCHEN AREA

This superb fitted kitchen has two roof light Velux windows, with fitted blinds, casting great natural light to this space. The kitchen area comprises of; Contrasting painted Ash wall, base and drawer units; Under unit lighting; Corian work tops and upstands; Breakfast bar peninsula with feature ceiling light above; The peninsula also has under surface storage units, the integrated washing machine and tumble dryer and good bar stool seating space; One and half sink, with the drainer being cut into the Corian work surface; Franke instant boiling water tap; Further integrated appliances to include the Neff full flexi induction hob and extractor hood, Single touch control oven and a combi microwave above, fridge freezer and dishwasher; Yellow glass splash backs; Pull out recycling drawer unit; uPVC double glazed window to the rear elevation and woodland views; Recessed ceiling spotlights; Wood effect vinyl flooring; Power sockets; Open to the lounge area;



LOUNGE AREA

The spacious lounge area has; uPVC double glazed window to the rear elevation views, with low level cupboard fitted storage unit below to the eaves; Further fitted media storage unit; Carpet flooring; Electric wall heater; Power and aerial sockets; Recessed ceiling spotlights; Wall light; Open access to the dining area;





DINING AREA

The dining area has; Two Velux roof light windows, with fitted blinds; Low level cupboard fitted storage unit to the eaves; Electric wall heater; Recessed ceiling spotlights; Wall light point; Carpet flooring; Power sockets;



TWO GLAZED OAK DOORS TO THE THIRD BEDROOM / SNUG / STUDY ROOM



SNUG SITTING ROOM/ BEDROOM 3

With double doors opening from the kitchen, this area can be closed off to create privacy or opened up as desired. This lovely living space could be utilised as a spacious third bedroom, home office, playroom or additional lounge sitting room to suit. Again benefiting from the full length eave cupboard storage and media unit and also having; Velux roof light window, with fitted blinds; Wall light points; Recessed ceiling spotlights; Power and aerial sockets; Carpet flooring;



MASTER BEDROOM

The luxurious master bedroom is spacious in design and has; Two walls of bespoke wardrobe storage, with opaque and mirrored sliding doors; Two Velux roof light windows, with fitted blinds; uPVC double glazed window to the side elevation; Two electric wall heaters; Wall light points; Recessed ceiling spotlights; Power and aerial sockets; Oak door to inner lobby;



INNER LOBBY

With Oak doors to the Master and the second bedroom and the family bathroom.

BEDROOM TWO

The second good sized double bedroom has; Bespoke wardrobe storage to one wall with opaque sliding doors, fitted to the eaves; Two Velux roof light windows, with fitted blinds, to the front elevation; Electric wall heaters; Recessed ceiling spotlights; Carpet flooring; Power and aerial sockets;



FAMILY BATH AND SHOWER ROOM

This great area comprises of; A fabulous Jacuzzi bath; Separate walk shower enclosure with tinted glass doors to two sides, wall mounted shower with rain head and hand held attachments; Wash basin set into a floating vanity drawer unit; Wall mounted WC with push button flush; Vertical heated towel rail; Underfloor heating; Tiled flooring and part walls; Electric wall heater; Extractor fan; Recessed ceiling spotlights; Velux style roof light window, with fitted blind; Oak door to useful walk in storage area;



CLOAKROOM WC

Located off the entrance hallway with; Wall mounted WC with push button flush; Wash basin set into floating vanity drawer unit; Vertical heated towel rail; Velux style roof light window, with fitted blind; Wood effect vinyl flooring; Recessed ceiling spotlights; Extractor fan;



ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.

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