

Saxton Mee



2 Stockarth Lane, Oughtibridge, Sheffield, S35 0HT



****PRICE GUIDE**** £300,000 - £320,000. A substantial, beautifully presented four bedroom semi-detached period property WHICH TRULY DESERVES AN INTERNAL INSPECTION. The property has gas fired central heating and double glazing and briefly comprises: spacious hallway, well proportioned lounge, dining room, stunning dining kitchen with breakfast/sitting room to one end, utility room, inner lobby and downstairs WC, Cellars. Upstairs on two floors are four bedrooms, three being double and a beautiful modern bathroom with full suite including panelled bath, separate shower cubicle, WC and his and hers washbasins. Separate WC in addition. Outside: the property benefits from offroad parking from Stockarth Lane. Easily maintained gardens to the front and to the rear is a good sized garden mainly laid to lawn. Access to the garage leads from Middlewood Road. The garage has a workshop and WC. Located in this convenient location with excellent amenities close by including shops. Lying within the catchment area of Bradfield schools. Regular public transport including Supertram. Easy access to motorway connections. EPC rating D.

Price guide **£300,000 to £320,000**

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

An attractive original stained glass door leads into the

VESTIBULE AREA

With beautiful original tiled floor.

SPACIOUS ENTRANCE HALL

With solid oak flooring. Original oak panelling with original Delft rack. Original feature staircase. There is a door to one side with the original cupboard. Telephone point.

CELLARHEAD

With steps leading down to useful cellars with stone table. From the entrance hall, an original feature panelled door opens into the

STUNNING LOUNGE

4.294m x 4.197m (14'1" x 13'9")

With a double glazed leaded bay window overlooking the front. Solid oak flooring. Period open fire with tiled surround and hearth and an open grate. Deep skirting boards. Central heating radiator. Picture rail. Coved mouldings to the ceiling. Ceiling rose. TV aerial point.



SEPARATE DINING ROOM

4.207m x 3.461m (13'10" x 11'4")

Having a sash style double glazed window overlooking the pleasant rear garden. Built in book shelving to either side of the chimney breast. Ornate frieze. Dado rail. Coved mouldings to the ceiling. Original oak fire surround with tiled hearth and insert for an open grate fire. Central heating radiator. A feature panelled and glazed door leads off to the

STUNNING KITCHEN

3.962m x 4.490m (13'0" x 14'9")

With breakfast area off. The kitchen has a modern contemporary range of wall, base and drawer units in soft cream complemented with original fitted solid pine pantry. Attractive solid oak work surfaces incorporating a pot bowl and a half sink. Integrated appliances include dishwasher. Space for a Rangemaster oven or could be available by separate negotiation. Tiled splashbacks. Space for a fridge. TV aerial point and telephone point. There is an opening through into the



BREAKFASTING/SITTING ROOM

4.431m x 3.120m (14'6" x 10'3")

Having solid oak flooring. Three Velux rooflights. Vaulted ceiling. Double glazed French doors with further glazed windows to either side leading to a decked area with glass balcony. From the kitchen area, oak steps with feature wood panelling to the sides leads to the side entrance door with glazed area. A door with attractive glazed panels opens to the

UTILITY ROOM

2.698m x 2.134m (8'10" x 7'0")

Having the original hand painted dresser. Stainless steel sink. Attractive Art Deco style tiles. Plumbing for a washing machine. Space for a dryer. Central heating radiator. There is a door off to an



INNER LOBBY

With beautiful tiled flooring. Built in pine cupboard which houses the recently fitted Ideal central heating boiler. Half tiling in a modern Art Deco style tile. Dado rail. Feature vaulted ceiling.

DOWNSTAIRS WC

With low flush WC and washbasin. From the hallway, a staircase with original handrail and painted balustrade leads to the THREE QUARTER LANDING. Sash style double glazed window for natural light.

FIRST FLOOR LANDING

The accommodation in an anti clockwise direction:

WC

Being half tiled throughout in a modern tile. Obscured sash style window.

LARGE BATHROOM

3.030m x 2.720m (9'11" x 8'11")

With a feature panelled bath with shower attachment with a fully tiled surround and shelf. Separate large shower cubicle with modern tiles with a central fed shower. WC. His and hers washbasins with cast iron fittings. Upright heated chrome towel radiator. Beautiful his and hers mirrored cabinets. Obscured double glazed sash window. Expelair fan. Oak flooring. Central heating radiator.

BEDROOM TWO

3.532m x 3.075m (11'7" x 10'1")

Having a double glazed sash window. Central heating radiator. Dado rail. Original cast iron fire surround with tiled hearth. Useful built in walk in wardrobes.

BEDROOM ONE

4.226m x 4.222m (13'11" x 13'10")

With a walk in double glazed bay window having a pleasant outlook. Central heating radiator. Picture rail. Original cast iron fire surround with tiled hearth. Two wall light points. TV aerial point and telephone point.

BEDROOM THREE

3.197m x 1.884m (10'6" x 6'2")

Double glazed sash style window with a deep windowsill. Central heating radiator. Telephone point. Original door opens to useful storage area.

From the landing, a staircase with handrail rises to the

ATTIC BEDROOM FOUR

5.243m x 3.589m (17'2" x 11'9")

A superb bedroom which has recently been insulated. The measurements exclude the built in wardrobes to one end with louvred doors. Three loft hatches which provide excellent storage space. Central heating radiator. uPVC dormer window taking in the breathtaking views to the side and over woodland.

OUTSIDE

There is a decked area with glass balcony. Beyond is a lawned garden. Stone paved patio complemented with terracotta quarry tiles. Planted borders with bamboo and wisteria. Storage area. Access from Middlewood Road to the large garage. To the side is a stone flagged car parking space. Lawned garden with Lavender and a privet hedge gives a good degree of privacy. Outside storage area with stained glass feature.

GARAGE

22'8" x 9'9" (6.91m x 2.97m)

With up and over door. Numerous windows. Access to the rear. Workshop. Further storage available on the mezzanine floor. Electric light and power. Separate WC.

SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.

FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The following 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.

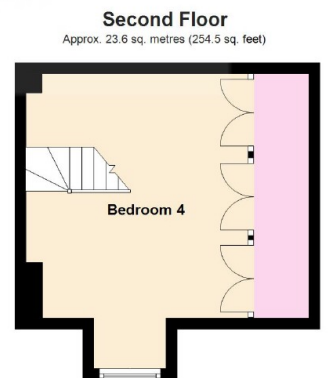
VIEWING

Strictly by appointment through our Hillsborough Office.

VALUER

Linda Crapper/Helen Mackenzie





Total area: approx. 157.2 sq. metres (1692.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-100) A			
(81-91) B			
(63-80) C			
(50-62) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		66	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(63-80) C			
(50-62) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		54	66

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