

Saxton Mee



40 Church Street, Oughtibridge, Sheffield, S35 0FW
Price guide £255,000 to £265,000

St Luke's
Sheffield's Hospice

40 Church Street

Oughtibridge

Price guide £255,000 to £265,000

PRICE GUIDE £255,000 - £265,000*** FREEHOLD***

Situated in the popular Village of Oughtibridge is this stone built, four bedroom, two bathroom end townhouse which benefits from having a driveway, gas central heating and uPVC double glazing throughout. In brief, the accommodation comprises: a uPVC entrance door leads into the entrance hall, downstairs WC with access to the under stair storage and an open plan dining kitchen with a range of cream, gloss fronted wall, base and drawer units, integrated fridge, freezer, dishwasher, washing machine and housing for a Range cooker with extractor hood above. Double doors lead into the lounge with a uPVC door leading out onto the rear garden. First floor: three bedrooms and a bathroom. Second floor: large attic master bedroom with Velux windows to both front and rear and an en suite shower room.

- FOUR BEDROOMS
- DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- uPVC DOUBLE GLAZING

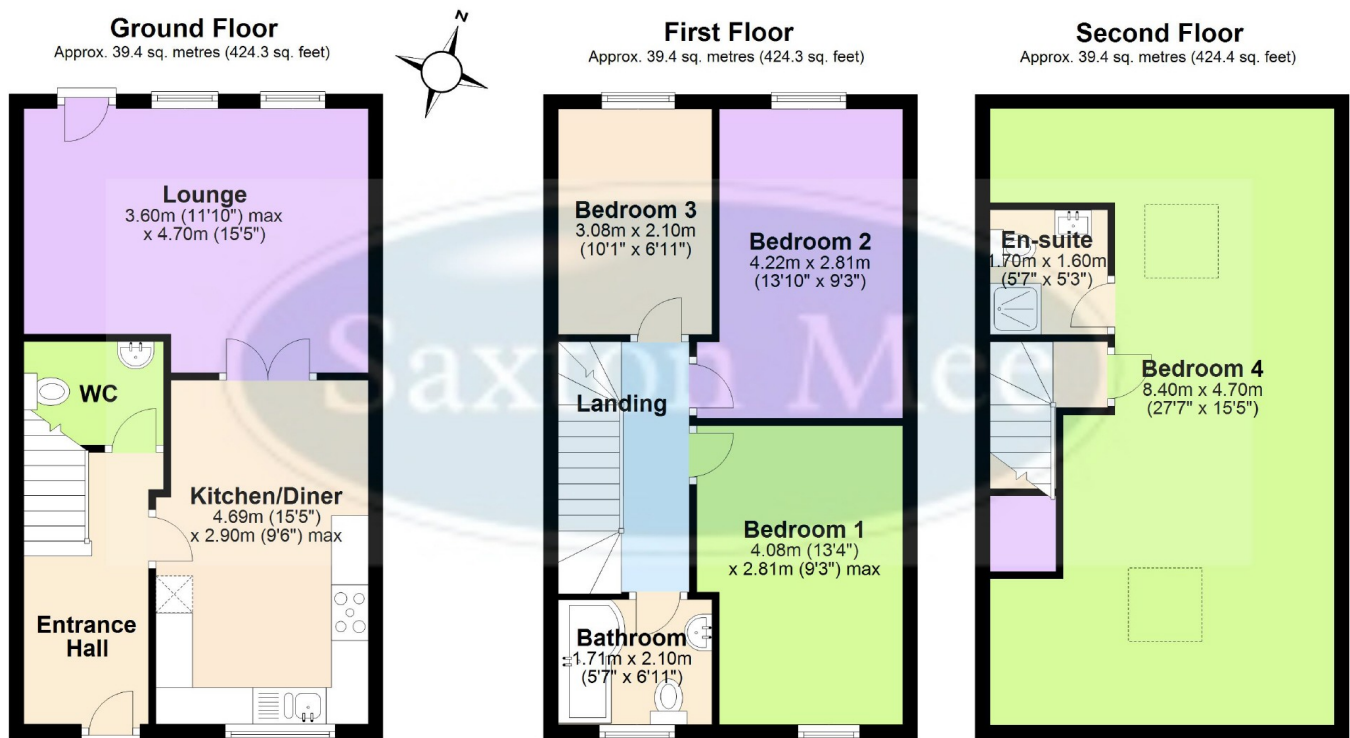




Outside: A block paved driveway with a garden area to the side. Access down the side of the property to the rear. Gates open to a fully enclosed rear garden with lawn and decked area. Garden shed. Attractive views over Woodland to the rear.

Located in the popular location of Oughtibridge which has beautiful country walks close by. Catchment for excellent schools. Regular public transport. Good local shops. Easy access to Sheffield city centre and M1 motorway.

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.



Total area: approx. 118.3 sq. metres (1273.0 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.
Plan produced using PlanUp.

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(50-100)		
B	(30-50)		
C	(10-30)		
D	(0-10)		
E	(0-10)		
F	(0-10)		
G	(0-10)		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			