



Birch Grove Oughtibridge Sheffield S35 0FG
Price £275,000

Birch Grove

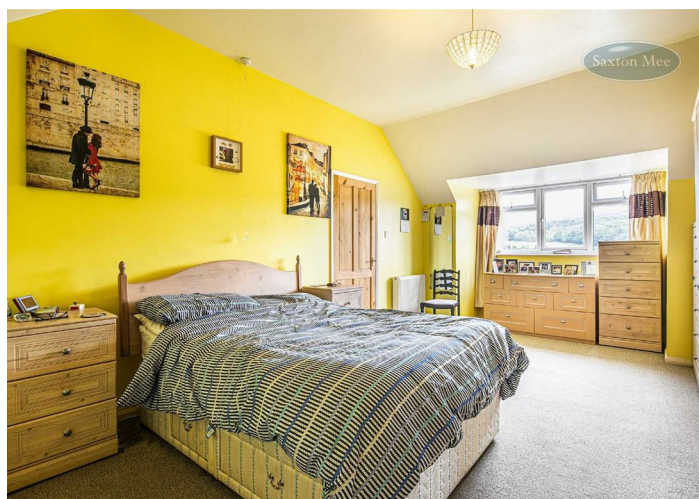
Sheffield S35 0FG

Price £275,000

Situated on this quiet cul-de-sac location in the extremely popular residential area of Oughtibridge with stunning elevated views from the rear is this four bedroom semi-detached property. Benefiting from gardens to both front and rear, a garage, uPVC double glazing and gas central heating. In brief, the accommodation comprises: a front door opens into the entrance hall with access to the garage. Lounge with attractive fire place. Dining room again with attractive fire place. Separate kitchen having a range of wall, base and drawer units, integrated double oven, four ring gas hob and extractor hood. Conservatory with double doors opening out onto the decked terrace. Bathroom with four piece suite including shower over bath and separate shower cubicle, WC and wash basin. Bedroom four. First floor: three generously proportioned bedrooms, the master benefiting from good size eaves storage. Separate WC.

- FOUR BEDROOMS
- STUNNING VIEWS TO THE REAR
- GARAGE
- GARDENS TO BOTH FRONT AND REAR
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





OUTSIDE

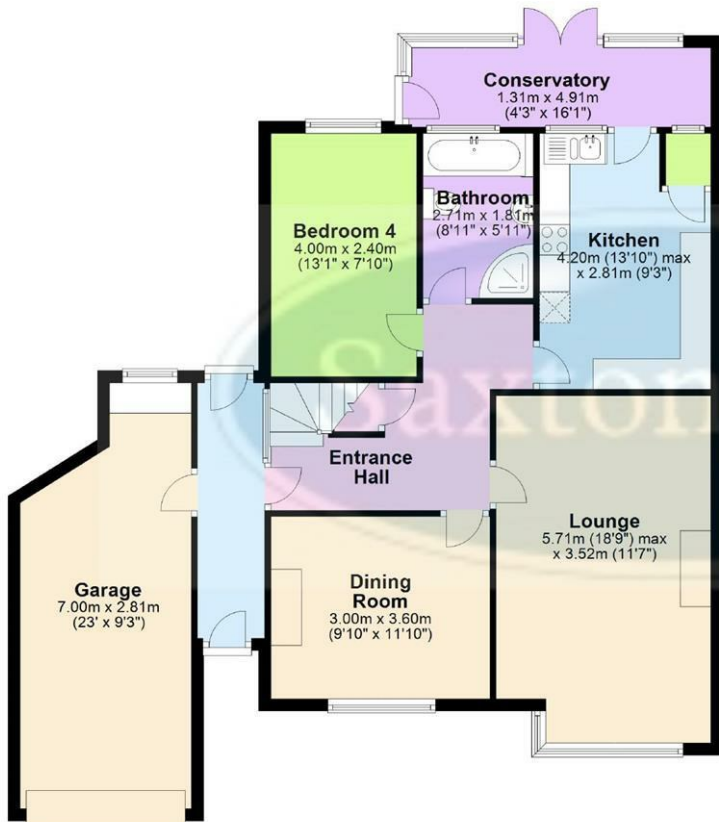
Outside: Gated access and a low stone wall sets the property back from the road. A path leads to the entrance door with a lawn garden to the side with an abundance of plants and shrubs. To the rear is a superb garden mainly laid to lawn with a wooden decked terrace perfect for enjoying the stunning views.

LOCATION

Situated in this popular area of Oughtibridge with excellent amenities nearby. Good regular public transport links. Excellent reputable local schools including Oughtibridge and Bradfield.

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.

Ground Floor
Approx. 98.9 sq. metres (1064.2 sq. feet)



First Floor
Approx. 53.5 sq. metres (576.0 sq. feet)



Total area: approx. 152.4 sq. metres (1640.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		55	84
EU Directive 2002/91/EC			