



Langsett Road South, Oughtibridge, S35

£145,000

- FANTASTIC ONE BEDROOM MID TERRACED PROPERTY
- SPACIOUS LOUNGE WITH LOG BURNING STOVE
- WHITE FITTED KITCHEN WITH APPLIANCES
- SPACIOUS BEDROOM ONE WITH BUILT IN STORAGE
- LOVELY BATHROOM WITH LARGE CORNER BATH AND SEPARATE SHOWER
- GOOD SIZED MULTI LEVEL REAR GARDEN WITH NO WALK THROUGH ACCESS
- FREEHOLD - COUNCIL TAX BAND A
- SOUGHT AFTER VILLAGE LOCATION

104 Langsett Road South, Sheffield S35 0HA

**** COSY ONE BEDROOM MID TERRACED HOME ** FREEHOLD - COUNCIL TAX BAND A **** This charming one bedroom property would be an ideal choice for the first time buyers out there. Beautifully presented throughout and benefiting from a good sized multi level rear garden. Located in Oughtibridge with just a short walk to the varied village amenities, park and bus routes. This great one bedder comprises of: Lounge diner with painted beams and log burning stove; Fitted kitchen with integrated appliances; Open plan stairs to first floor; Large bedroom with built in storage; Great sized bathroom with corner bath and separate shower enclosure; Tiered rear garden with seating areas and levels of planting;



Council Tax Band: A



ENTRANCE DOOR TO LOUNGE

From the front access a part obscure glazed composite entrance door opens directly to the lounge dining room;

LOUNGE DINING ROOM

This lovely relaxing space has; A log burning stove set into a stone fireplace; Open display shelving to one side of the chimney breast; Painted ceiling beams; Picture rails; Ceiling light point; Central heating radiator; Leaded double glazed wood framed window to the front elevation; Dining area; Wooden door to the kitchen;

KITCHEN

Comprising of; White base and drawer units, with light roll top work surfaces; Brickwork style tiled splashbacks; Kitchen unit set into the chimney breast recess; Electric oven with four ring hob; Single sink and drainer with black mixer tap; Rear facing leaded double glazed wood framed window, with deep sill; Part obscure glazed entrance door to the rear garden; Under stairs recess area with work unit and space for upright fridge freezer; Open plan staircase;

STAIRS RISING TO THE FIRST FLOOR

Having; An exposed stone feature wall; Carpet flooring; Oak handrail; Two wall light points; Doors to the bedroom and bathroom; Loft hatch access;

BEDROOM ONE

This beautiful spacious bedroom has; Built in storage; Carpet flooring; Papered and painted feature walls; Ceiling light point; Central heating radiator; Leaded double glazed wood framed window to the front elevation;

BATHROOM

This fantastic bathroom is spacious in design and comprises of; Large panelled corner bath, with built in seat and black taps; Separate shower enclosure, with electric shower and screen doors to three sides; Wash basin set into vanity storage unit; WC; Tiled walls to wet areas; Cupboard housing the wall mounted boiler; Two deep silled leaded windows to the rear elevation; Recessed ceiling spotlights; Central heating radiator; Monochrome feature vinyl flooring;

FRONT GARDEN

Concreted front garden with low wall border, the area provides access to front entrance door; Communal walkway to the rear access;

REAR GARDEN

The rear garden has the bonus of being the end property in the line so that no walk through by other residents is needed. A tall fence and gate adds privacy to the covered seating area from the rear entrance door. Stone steps lead up the garden to the various levels of planting and seating areas. Much can be made from this space for the enthusiastic gardener.

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/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC