



Church Street, Oughtibridge, S35

Asking Price £249,950

- NO CHAIN
- BALCONY FROM THE KITCHEN TAKING IN THE SURROUNDING VIEWS
- SPACIOUS ROOMS THROUGHOUT
- MOST INDIVIDUAL AND MUCH LOVED HOME
- ACCOMMODATION SET OVER SEVEN SHORT LEVELS
- LOW MAINTENANCE REAR GARDEN
- THREE BEDROOM END TERRACED STONE BUILT PROPERTY
- PRIVATE OFF ROAD PARKING SPACE

Church Street, Oughtibridge, S35

****VIEWING ESSENTIAL - QUIRKY THREE BEDROOM END TERRACED PROPERTY OVER SEVEN FLOORS****

This lovely and very individual stone built property must be viewed to appreciate the unusual layout and space on offer. Whilst set over seven floors only short runs of stairs flow between each level, each room on opposing sides of the property, with the lounge and attic having mezzanine levels. This much loved home is set on a cul de sac and also benefits from a private parking space, directly opposite the side entrance doors. The property briefly comprises of; Entrance door opening directly to the utility and boot room; Cellar access; Stairs to Lounge with entrance door access to the front elevation and stairs to the mezzanine dining kitchen above; Access to balcony; Stairs to landing; Bedroom one; Stairs to the second landing; Bedroom two; Family bathroom; Stairs lead directly to attic bedroom three, with mezzanine level; Outside; Rear garden and side parking space;



Council Tax Band: B



SIDE ENTRANCE DOOR

Accessed from the side elevation, two composite entrance doors lead directly into the utility/ boot room;

UTILITY BOOT ROOM

With two separate composite entrance doors opening from the side access to what was the original kitchen space. This large multi purpose room has; Space and plumbing for household appliances; Cupboard storage; Wood effect double glazed window to the rear elevation; Glazed panels above each entrance door; ceiling light point; Central heating radiator; Wood effect tiled flooring; Arched doors opening to the cellar and one to the staircase to the lounge;

CELLAR

Having; A stone workbench; Power and lighting; Wall mounted boiler;

SHORT RUN OF STAIRS

LOUNGE

A comfortable and cosy room with; Composite entrance door to the front elevation; Feature fireplace; Wood effect double glazed window to the front elevation; Carpet flooring; Ceiling light point; Stairs to the Galleried mezzanine level to the dining kitchen;

SHORT RUN OF STAIRS

DINING KITCHEN

A great area for entertaining with the galleried balustrade overlooking the lounge and an access door to the balcony, this is truly the hub of the home. The dining kitchen has; A good range of grey wall, drawer and base kitchen units; Solid oak worktops and returns; Brickwork style tiled splash backs; Belfast sink and mixer tap; Integrated four ring gas hob, with extractor hood above and electric oven; Built in under unit fridge; Wood effect rear and side facing double glazed windows; Oak

effect laminate flooring; Two feature ceiling light points over the dining area; Composite door to the balcony;

BALCONY

This good sized outdoor decked seating area provides a lovely space to enjoy a morning coffee or a drink after work, whilst watching the sun go down. With; Wooden balustrades; Outdoor power and lighting; Ample space for outdoor furniture;

SHORT RUN OF STAIRS

The landing area has; Carpet flooring; Ceiling light point; Solid door to bedroom one;

BEDROOM ONE

The primary bedroom has; Wood effect double glazed window to the front elevation; Carpet flooring; Ceiling light; point; Central heating radiator;

SHORT RUN OF STAIRS

To landing area with; Ceiling light point; Carpet flooring; Solid doors to bedroom two and to the family bathroom;

BEDROOM TWO

A further good sized double bedroom with; Wood effect double glazed window to the side elevation, offering views of the village; Built in storage; Carpet flooring; Ceiling light; point; Central heating radiator;

FAMILY BATHROOM

Comprising of; Freestanding clawfoot bath, with central taps and telephone style shower attachment; Pedestal wash basin; WC: Vertical heated towel rail; Predominantly tiled walls; Deep set obscure double glazed, wood effect window to the rear elevation; Oak effect flooring; Ceiling light point;

SHORT RUN OF STAIRS TO ATTIC BEDROOM THREE

BEDROOM THREE

Wow, what a unique and versatile space! With a raised mezzanine level splitting the room, this would make the perfect teenage hide away, with areas for sleeping and lounging. The current owners have created a relaxing bar and sitting tv area but the room could have a multitude of uses, dependant on the buyers needs. Comprising of; Initial level with Built in eave storage to one wall; Central heating radiator; Ceiling light point; Carpet flooring; A few stairs lead up to the upper level; Wooden mezzanine balustrade; Exposed wooden beams and stone work feature wall; Velux window, opening to views of wooded area to the rear;

PRIVATE OFF ROAD PARKING SPACE

A shared drive provides access to the few properties situated within this exclusive cul e sac. A private parking space belonging to this property lays just off the drive and opposite the side entrance door.

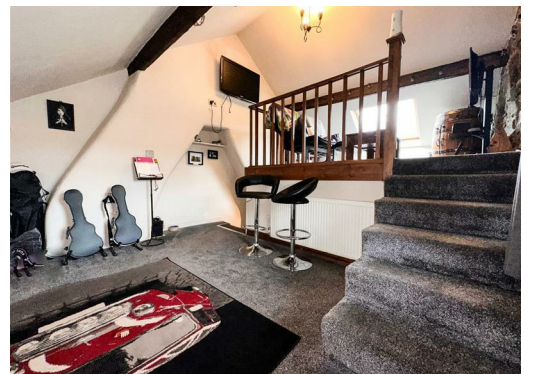
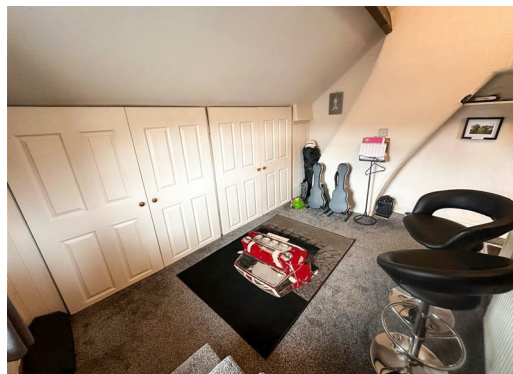
OUTSIDE

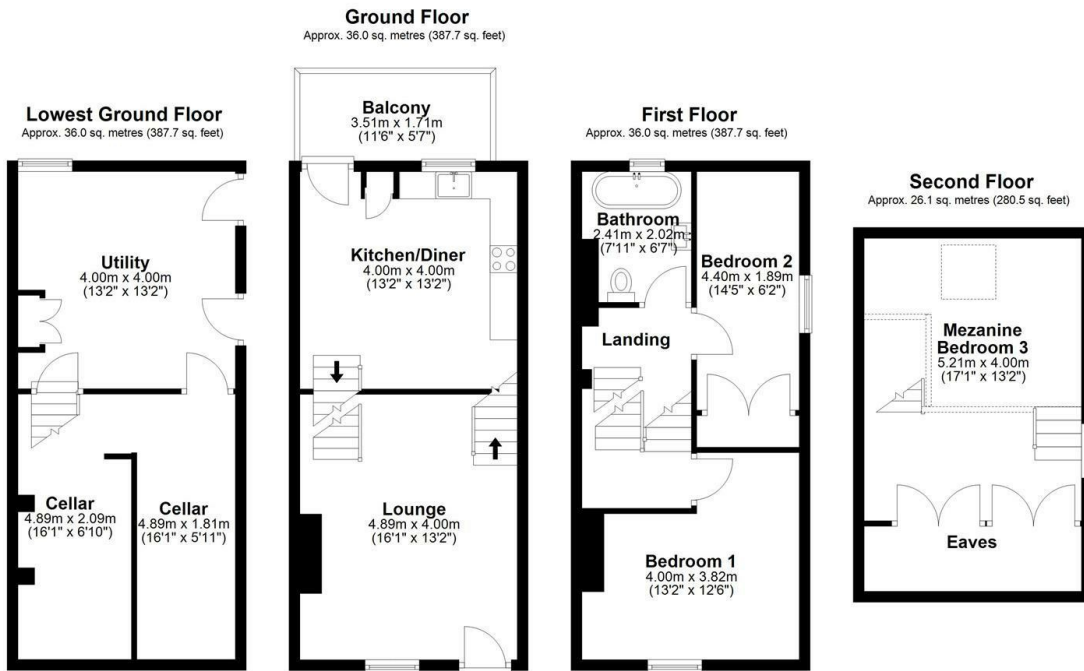
A gated and fenced rear and side garden offer a low maintenance outside space with; Pebble bed; Paved side area; Water supply; Power sockets; Lighting;

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.







Total area: approx. 134.1 sq. metres (1443.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	