



Birks Wood Drive, Oughtibridge, S35

Asking Price £275,000

- NO CHAIN
- ELEVATED VIEWS
- COUNCIL TAX BAND B - £1797.74
- LEASEHOLD WITH 143 YEARS REMAINING
- FREESTANDING GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GREAT VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING PRIVATE REAR GARDEN
- POPULAR AREA

29 Birks Wood Drive, Sheffield S35 0HY

****NO CHAIN - STUNNING ELEVATED VIEWS**** This much loved three bedroom family home is beautifully presented throughout with many great features including sweeping side drive, freestanding garage and a idyllic private rear garden. Located in the ever popular Oughtibridge village close to excellent local amenities and primary school. The property briefly comprises of; Entrance hallway; Lounge dining room; Kitchen; Stairs to first floor; Three bedrooms; Family bathroom; Outside; Garage and driveway providing parking for multiple vehicles; Lovely front and rear gardens;



Council Tax Band: B



ENTRANCE HALLWAY

This bright welcoming hallway comprises of; Half obscure double glazed uPVC entrance door with a obscure uPVC leaded full height double glazed window to the side; Great natural light also flows from the side facing uPVC double glazed window; Solid wood flooring; Leaded decorative window into the lounge; Central heating radiator; Under stairs storage cupboard; Ceiling light point; Open plan stairs to the first floor; Open doorway through to the kitchen; Glazed internal door into the lounge dining room;

LOUNGE DINING ROOM

This spacious family living area has; Solid wood flooring; uPVC double glazed picture window to the front elevation offering amazing unobstructed views; Leaded decorative window to the hallway; Two ceiling lights; Central heating radiators; uPVC double glazed sliding patio doors to the rear garden; Leaded glazed serving hatch window into the kitchen from the dining area;

KITCHEN

The beautifully fitted kitchen has; Oak wall, base and drawer units with black granite worktops and returns; Franke one and a half sink and mixer tap with the drainer sculpted into the granite; Neff four ring induction hob with modern extractor fan above; Double Neff ovens and microwave above; Integrated washing machine and fridge freezer; Part tiled walls and part dry wall features; Under unit spotlights; Central heating radiator; Recessed ceiling spot lights; Leaded glazed serving hatch window to the dining area; uPVC double glazed door and window to the rear elevation; Solid wood flooring;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This generous primary bedroom has; uPVC double glazed picture window to the front elevation with stunning elevated views; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Double bedroom two has; Large uPVC double glazed window to the rear elevation with beautiful garden and woodland views; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM THREE

With; uPVC double glazed window to the rear garden and woodland beyond; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

A shallow step from the landing leads up to the family bathroom, with; Bath with wall mounted shower and side screen door; Grey wood effect dry wall panelling; Wash basin and wc set into a wood effect vanity unit with storage; Obscure uPVC double glazed window to the side elevation; Tiled walls and modern tiled flooring; Recessed ceiling spotlights; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

Having; uPVC double glazed window to the side elevation; Loft hatch access; Carpet flooring; Solid doors to the three bedrooms, the family bathroom and the storage cupboard which houses the boiler;

FRONT GARDEN

The low maintenance front garden has; Block paved drive, path and steps leading to the covered porch with recessed downlighting; Shingle beds with mature planting; Hedge border;

DRIVEWAY AND FREESTANDING GARAGE

The drive to the side provides parking for multiple vehicles, as well as offering ample space to apply to extend this great home in the future if desired. Running to the rear of the property to the free-standing garage with; Up and over door; Power and lighting; Space for appliance's; Shelving storage; Separate fuse board for outdoor power supply situated in the garage;

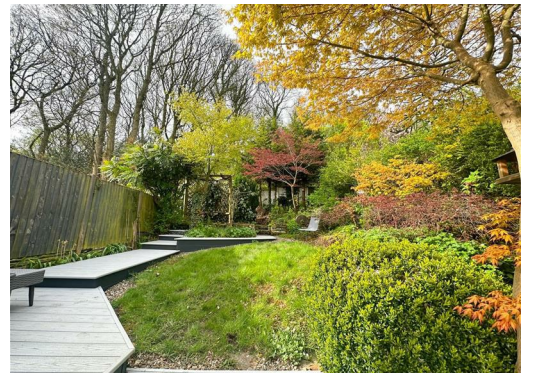
REAR GARDEN

The private rear garden has; Indian stone paved entertaining area; uPVC non slip decking, with a 25 year guarantee runs throughout the garden and incorporating steps, paths and a lovely private seating area to the rear of the garage; Flower bed; Arbour seating; Fence and hedge borders; Mature trees, plants and shrubs; Outside water tap; Outdoor power supply;

ADDITIONAL INFORMATION

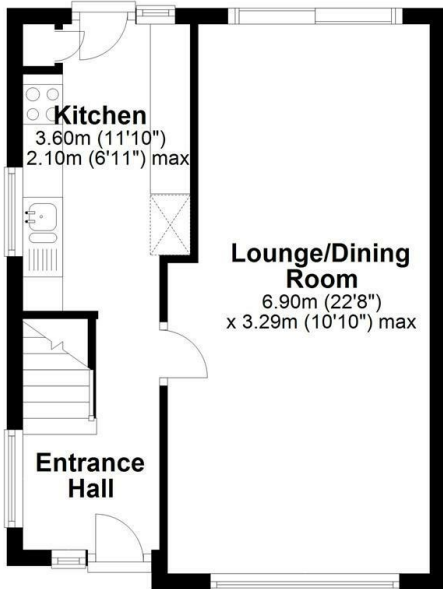
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.





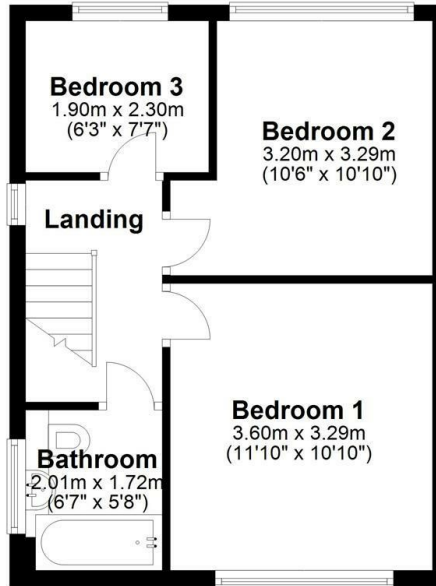
Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 70.0 sq. metres (753.1 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	