



## Langsett Road South, Oughtibridge, S35

Asking Price £225,000

- NO CHAIN
- LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND A - £1,593
- SOUGHT AFTER VILLAGE LOCATION
- SET OVER THREE FLOORS
- LEASEHOLD WITH 676 YEARS REMAINING
- CHARMING THREE BEDROOM MID TERRACE PROPERTY
- CLOSE TO EXCELLENT LOCAL AMENITIES
- DELIGHTFUL WOODLAND VIEWS

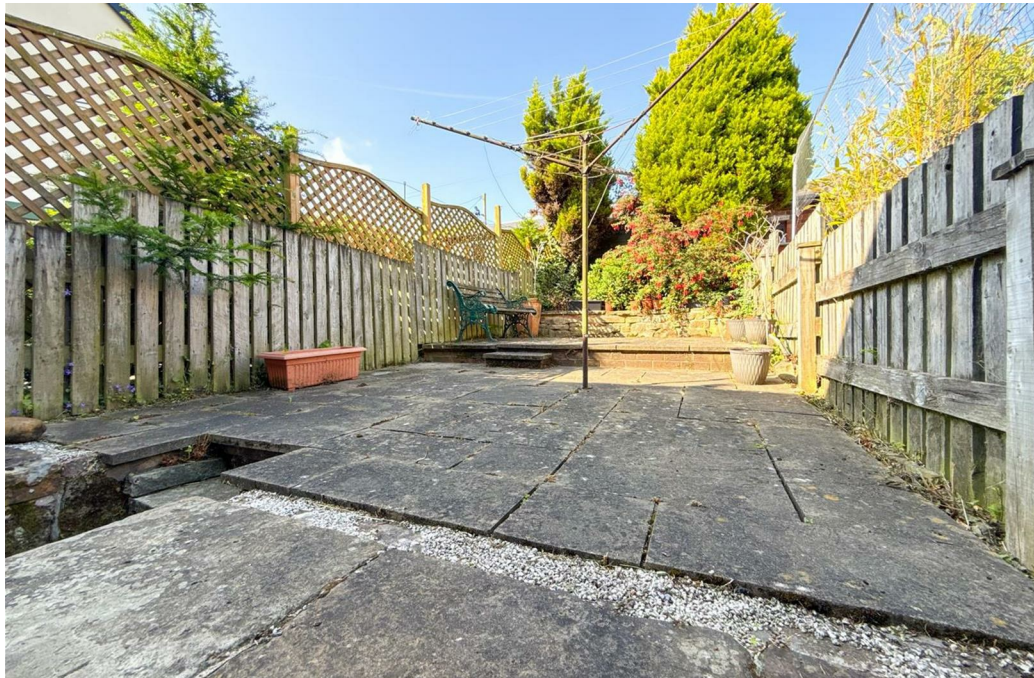


# Langsett Road South, Oughtibridge, S35

**\*\* NO CHAIN \*\* PERFECT FOR FIRST TIME BUYERS AND FAMILIES ALIKE \*\*** Nestled in the highly sought-after village of Oughtibridge, this charming three-bedroom mid-terrace home is beautifully presented and arranged over three floors, enjoying tranquil woodland views. The ground floor features an entrance porch, a bright and airy lounge with a large bay window, an inner lobby, and a spacious kitchen/dining room. On the first floor, you'll find a generous main bedroom with built-in wardrobes, a second bedroom, and a family bathroom. The top floor boasts a versatile attic bedroom complete with built-in storage and an en suite shower room. Outside, the property benefits from a low-maintenance, enclosed rear garden. Ideally located just a short walk from excellent local shops, cafés, and transport links, this is a wonderful opportunity to enjoy village life in a characterful and inviting home.



Council Tax Band: A



## **ENTRANCE PORCH**

Access via a part glazed wooden entrance door into the porch, with; Double glazed wood framed windows to three aspects; Hardwood flooring; Wall light; Part obscure glazed door into the lounge;

## **LOUNGE**

This charming space has; Decorative feature fireplace; Ceiling light point; Central heating radiator; uPVC double glazed bay window to the front elevation; Hardwood flooring; Wooden door to the inner lobby;

## **INNER LOBBY**

With; Carpet flooring; Ceiling light point; Stairs rising to the first floor; Wooden door to the kitchen dining room;

## **KITCHEN DINING ROOM**

This spacious area has; A good range of light wood effect wall, base and drawer units with roll top work surfaces; Part tiled walls; One and a half sinks and drainer with mixer tap; Set beneath a double glazed wood framed window to the rear elevation; Freestanding Range cooker; Space and plumbing for a washing machine and an upright fridge freezer; Space for a dining table and chairs; Vinyl flooring; Ceiling light point; Central heating radiator; Part glazed uPVC door into the rear garden; Wooden door to the cellar head;

## **CELLAR**

Great storage space with; Strip lighting;

## **STAIRS RISING TO THE FIRST FLOOR**

## **BEDROOM ONE**

This delightful primary bedroom has; Built in wooden wardrobe storage to one wall; Hardwood flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation;

## **BEDROOM TWO**

With; Built in wooden shelving; Wood effect flooring; Ceiling light point; Central heating radiator; Double glazed wood framed window to the rear elevation;

## **FAMILY BATHROOM**

Comprising of; WC; Wash basin set into vanity storage unit; Bath with handheld telephone shower attachments; Double glazed wood framed obscure window to the rear elevation; Tiled walls to wet areas; Hardwood flooring; Ceiling light point; Central heating radiator;

## **FIRST FLOOR LANDING AND STAIRS**

With; Carpet flooring; Ceiling light point; Wooden doors to the two first floor bedrooms, the family bathroom and the stairs leading to the attic bedroom;

## **STAIRS RISING TO THE ATTIC BEDROOM THREE**

## **ATTIC BEDROOM THREE**

This great size attic bedroom comprises of; Velux window, offering lovely elevated views; Solid door to the storage cupboard, with lighting; Hardwood flooring; Ceiling light point; Central heating radiator; Solid door to the ensuite shower room;

## **EN SUITE SHOWER ROOM**

Having; WC; Wash basin set into vanity storage unit; Shower enclosure with wall mounted shower and screen door; Tiled and paneled walls to wet areas; Large velux window to the rear elevation; Mirrored wall mounted cabinet; Wall light;

## **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**

Having; Paved tiers with stone steps running through the middle; Mature shrubs and planting at the top of the garden; Fence borders;



## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 