



Church Street, Oughtibridge, S35

Offers Over £237,500

- NO CHAIN
- STONE BUILT MID TERRACE
- NEWLY FITTED KITCHEN AND BATHROOM
- FREEHOLD
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- BEAUTIFULLY REFURBISHED
- SPACIOUS LOUNGE WITH COSY LOG BURNER
- COUNCIL TAX BAND A £1,593

Church Street, Oughtibridge, S35

**** NO CHAIN ** FREEHOLD **** This beautifully refurbished stone-built mid-terrace cottage is brimming with charm and character, tucked away in the heart of the ever-popular village of Oughtibridge. Thoughtfully updated throughout, the home blends period features — including exposed stonework and wooden beams — with stylish modern touches. The accommodation includes a spacious lounge with a cosy multi-fuel burner, a contemporary breakfast kitchen, and a handy cellar. Upstairs offers a generous main bedroom, a quirky mezzanine-style second bedroom, and a sleek, newly fitted shower room. Outside, there are gardens to both the front and rear, offering a mix of greenery and outdoor seating areas. Perfect for first-time buyers, downsizers, or anyone seeking a characterful village home — Early viewing is highly recommended!



Council Tax Band: A



ENTRANCE

Entry to this charming property is via a high-quality part obscure glazed door, leading directly into a beautifully appointed lounge;

LOUNGE

A spacious yet inviting lounge, blending timeless character with contemporary comforts. This beautifully balanced space features original Yorkshire stone flooring, exposed wooden beams, and a standout multi-fuel stove burner set within a stonework surround. Recessed ceiling spotlights, a modern central heating radiator, and a uPVC double glazed window to the front elevation complete the room, while a solid door leads through to the breakfast kitchen.

BREAKFAST KITCHEN

A beautifully finished breakfast kitchen that seamlessly blends modern convenience with period charm. Fitted with stylish grey wall, base, and drawer units, complemented by wood-effect worktops, and integrated appliances including an oven and hob with extractor above. There is space and plumbing in place to accommodate an integrated fridge/freezer, or a flexible configuration such as a fridge and dishwasher, along with a designated space and plumbing for a washing machine. A single sink and drainer with mixer tap sits beneath a uPVC double glazed window, perfectly positioned to enjoy views over the rear garden. Character features abound, with original Yorkshire stone flooring, exposed wooden beams, and a cosy breakfast bar creating a warm and welcoming atmosphere. Additional highlights include part-tiled walls, recessed ceiling spotlights, a wood-effect trap door to the cellar, and a solid door leading to useful under-stairs storage. A part obscure glazed uPVC door opens out to the rear garden, with stairs rising to the first floor.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A generous double bedroom flooded with natural light from a uPVC double glazed

window to the front elevation. The room features recessed ceiling spotlights, a central heating radiator, and brand new carpet underfoot;

BEDROOM TWO

A quirky mezzanine bedroom that effortlessly fuses heritage charm and modern design. With a uPVC double glazed window to the rear elevation, brand new carpet flooring, and ceiling light points, this versatile space is bright and inviting — ideal as a home office, reading nook or creative snug. A ladder leads up to the mezzanine level, featuring a striking glass and wood balustrade, wall lights, mood-enhancing LED strip lighting, a Velux window, brand new carpet flooring, and a central heating radiator — a unique and stylish retreat.

FAMILY SHOWER ROOM

A modern, newly fitted shower room with sleek design throughout. It features a shower enclosure with both overhead and hand-held attachments, enclosed by a screen. The room also includes a WC, wash basin set into stylish vanity storage, and a uPVC obscure glazed window to the rear. Tiled walls surround the wet areas, complemented by wood-effect flooring, recessed ceiling spotlights, a vertical heated towel rail, and an extractor fan.

FIRST FLOOR LANDING AND STAIRS

A compact landing with; Brand new carpet flooring and solid doors leading to the two bedrooms and family shower room. Recessed ceiling spotlights help to keep the space light and functional.

FRONT GARDEN

A spacious and well-tended front garden that sets the cottage pleasantly back from the road, offering both privacy and an attractive approach. Mainly laid to lawn, the garden is bordered by mature shrubs, colourful planting, and a charming flower bed that adds seasonal interest. A low stone wall and established hedging create a natural boundary, while a communal paved pathway winds its way to the front entrance, giving the property a tucked-away, welcoming feel.

REAR GARDEN

A delightful rear garden that makes the most of the space on offer. A raised decked landing area leads out from the breakfast kitchen, with steps down to a well-maintained lawn bordered by mature shrubs and planting. Enclosed by a mix of hedge and fence boundaries, the garden offers a pleasant outlook and a comfortable spot to enjoy the outdoors, with a semi-open feel. There is also communal access through neighbouring gardens providing useful side access to the property.

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.

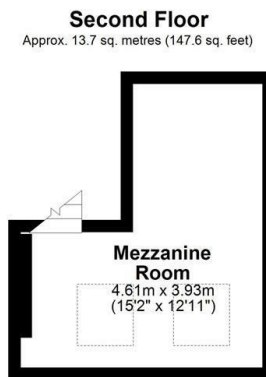
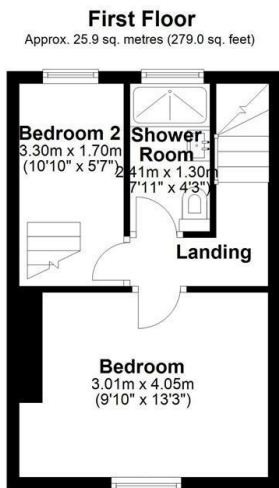
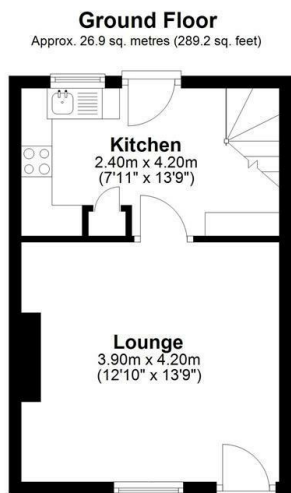
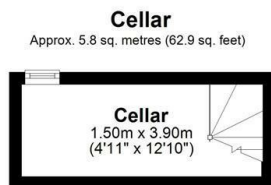
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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.

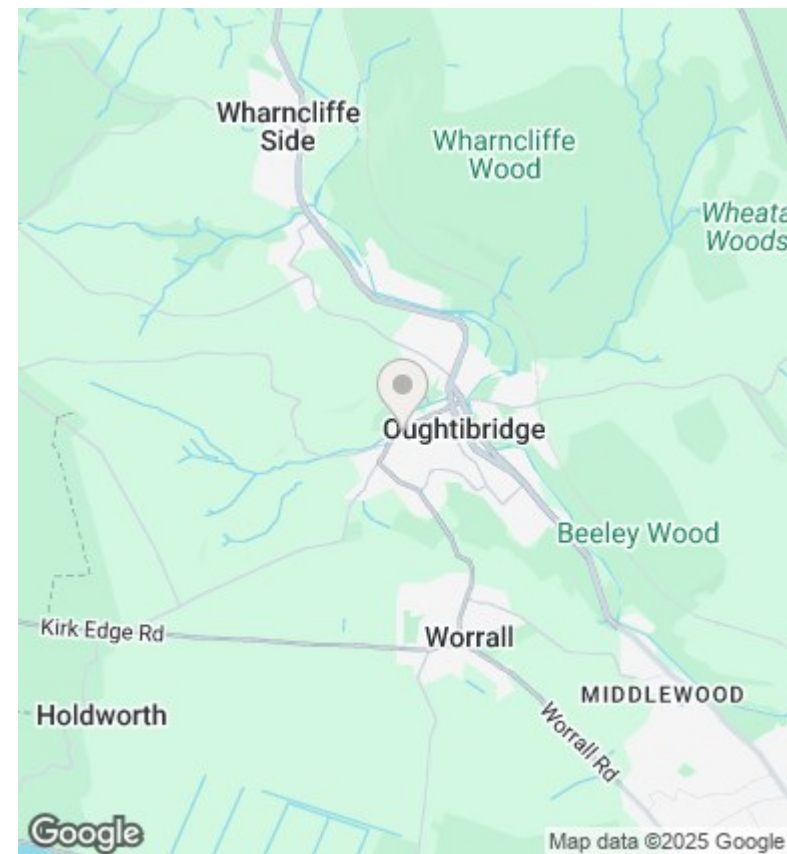






Total area: approx. 72.4 sq. metres (778.8 sq. feet)

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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 