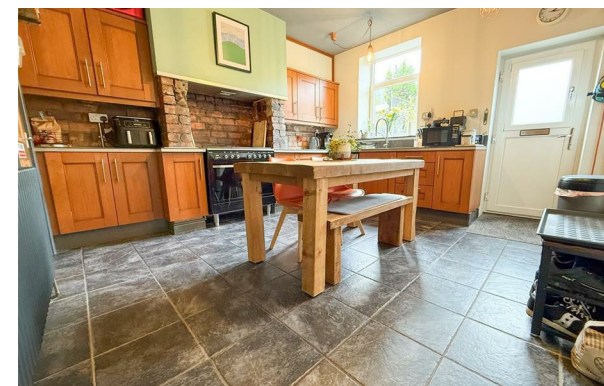




Langsett Road South, Oughtibridge, S35

Asking Price £235,000

- CHARMING THREE BEDROOM MID TERRACE HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS BAY FRONTED LOUNGE
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- PERFECT FIRST TIME BUYER OPPORTUNITY
- COUNCIL TAX BAND A - £1,593
- LEASEHOLD WITH 675 YEARS REMAINING

Langsett Road South, Oughtibridge, S35

**** CHARMING THREE BEDROOM MID TERRACE ** VIEWING ESSENTIAL **** Beautifully presented and full of character, this quirky three-bedroom mid-terrace home is ideally located in the highly sought-after village of Oughtibridge, close to excellent local amenities. The property offers a spacious bay-fronted lounge, a well-proportioned kitchen dining room, and a versatile cellar currently used as a home gym. Upstairs features a generous main bedroom with built-in storage, a second bedroom, a modern family shower room, and a large attic bedroom on the top floor. Outside, there's an enclosed rear garden—ideal for relaxing or entertaining. Perfectly suited for first-time buyers looking for charm and space in a fantastic location.



Council Tax Band: A



ENTRANCE

Entry to this delightful property is granted via a high-quality solid entrance door, leading directly into the elegantly presented lounge;

LOUNGE

A generously sized and inviting lounge featuring a large bay window to the front elevation, offering an abundance of natural light and charming woodland views—ideal for a cosy reading nook. The room is finished with stylish wood-effect flooring, coving, and a ceiling light point set into a contemporary circular ceiling rose. A central heating radiator is also present, and a solid door leads through to the inner hallway;

INNER HALLWAY

Having; Wood effect flooring; Central heating radiator; Stairs rising to the first floor; Solid door into the kitchen dining room;

KITCHEN DINING ROOM

This characterful kitchen-dining room boasts a range of wood-effect wall, base, and drawer units, complemented by sleek white worktops. A distinctive exposed brick wall adds warmth and charm to the space. There is dedicated provision for a range cooker with an extractor hood above, while a one and a half sinks with drainer and mixer tap is positioned beneath a uPVC double-glazed window overlooking the rear garden. The room also benefits from space and plumbing for a washing machine, tiled flooring throughout, a modern central heating radiator, and ceiling light points. A uPVC stable-style door grants access to the garden. Ample space is available for a dining table and chairs, creating an ideal environment for both daily meals and entertaining guests. A solid door leads to the cellar head, which includes shelving and accommodates a freestanding fridge, with steps descending to the cellar below.

CELLAR

This practical cellar is currently utilised by the present owners as a home gym. The versatile space benefits from both power and lighting;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

The generously sized principal bedroom features; A large uPVC double-glazed window to the front elevation; A solid door leading to a storage cupboard; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

The second bedroom is currently arranged as a home office and comprises of; A uPVC double-glazed window to the rear elevation; Carpeted flooring; Ceiling light point; Central heating radiator.

FAMILY SHOWER ROOM

This modern family shower room includes; A black corner double-width walk-in shower enclosure with both overhead and handheld shower attachments; WC; A wash basin set within a vanity storage unit; A uPVC obscure double-glazed window to the rear elevation provides natural light and privacy. The room is further enhanced by a vertical heated towel rail, recessed ceiling spotlights, vinyl flooring, and fully tiled walls on three sides, with one wall finished in dry wall paneling;

FIRST FLOOR LANDING AND STAIRS

Having; Solid doors to the two first floor bedrooms, the family shower room and the stairs leading to the attic; Carpet flooring; Ceiling light point;

STAIRS RISING TO THE ATTIC BEDROOM THREE

ATTIC BEDROOM THREE

This spacious attic bedroom three, currently used as a cozy office and snug, features Velux windows to two aspects that flood the room with natural light. Charming exposed wooden beams add character, complemented by carpet flooring and ceiling lights for a warm, inviting feel.

FRONT GARDEN

The front garden is laid with concrete and bordered by a low wall, featuring mature shrubs and providing access to the front entrance door. A communal walkway offers access to the rear of the property.

REAR GARDEN

The tiered rear garden is accessed via a door from the kitchen-dining room, opening onto a seating area. Side access to the neighbouring property is also available and may be utilised for entry to this property if desired. Steps ascend to the next level, which features elegant mosaic and brickwork flooring. Further stairs lead to an additional tier with an artificial lawn and a small paved area. Additional steps provide access to a paved entertaining space, complete with a storage shed. The garden is enclosed by fencing, ensuring a tranquil and private setting.

DISCLAIMER

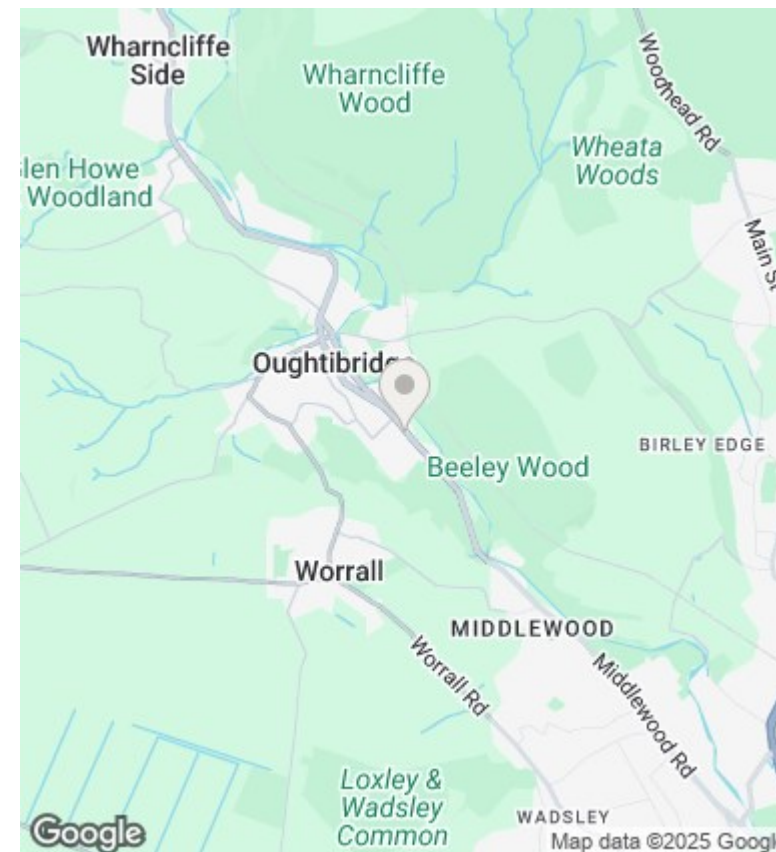
1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with 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. 104.1 sq. metres (1121.0 sq. feet)



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	61	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC