



## 9 Crag View Crescent, Oughtibridge, Sheffield, S35 0GB

Asking Price £215,000

- NO CHAIN
- GREAT POTENTIAL
- A STONES THROW FROM OUGHTIBRIDGE PRIMARY SCHOOL
- FREEHOLD
- SPACIOUS ROOMS THROUGHOUT
- GREAT VILLAGE AMENITIES ON HAND
- LOVELY TWO BEDROOM SEMI DETACHED PROPERTY
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND A £1,593

# Crag View Crescent, Oughtibridge, S35

**\*\* NO CHAIN | GREAT POTENTIAL | DESIRABLE VILLAGE LOCATION \*\*** This much loved two bedroom semi-detached home is quietly tucked away in the heart of the ever-popular village of Oughtibridge and presents an excellent opportunity for first-time buyers, downsizers or those looking to create a home to their own taste. The property offers well-proportioned and versatile accommodation comprising an entrance porch and welcoming hallway, a spacious lounge ideal for relaxing, a bright conservatory overlooking the garden, a fitted kitchen, side entrance lobby and a convenient downstairs WC, while the first floor hosts two generous double bedrooms and a family bathroom. Externally, the home benefits from a spacious front garden and a good-sized enclosed rear garden, perfect for outdoor enjoyment, along with off-road parking to the rear. Offered to the market with no onward chain, the property holds fantastic potential to modernise and personalise.



Council Tax Band: A



## **ENTRANCE PORCH**

Welcoming and bright, the porch is accessed via a part-glazed front door and features windows to three aspects, allowing natural light to flood in. Carpeted underfoot and complemented by a wall light, it provides a practical and airy space before entering the hallway through a part-obscure glazed door.

## **HALLWAY**

A good-sized and welcoming space, the hallway is carpeted for comfort and features a ceiling light point and a central heating radiator. Stairs rise to the first floor, while obscure-glazed doors provide access to the lounge, kitchen, and convenient downstairs WC, creating a practical and well-connected flow throughout the ground floor.

## **LOUNGE**

A spacious and inviting living area, the lounge features a uPVC double-glazed window to the front, flooding the room with natural light. Ceiling light points and a central heating radiator ensure comfort throughout, while a wall-mounted electric fireplace provides a focal point. Glazed double doors lead seamlessly into the bright conservatory, extending the living space and creating a versatile area for relaxing or entertaining.

## **CONSERVATORY**

Bathed in natural light from windows on three sides, the conservatory offers a bright and airy space ideal for relaxing or dining. Wood-effect flooring adds warmth underfoot, complemented by wall lighting for a cozy atmosphere in the evenings. A glazed door provides direct access to the rear garden, seamlessly connecting indoor and outdoor living.

## **KITCHEN**

Offering excellent practicality and storage, the kitchen features a good range of solid wood wall, base, and drawer units with roll-top work surfaces. A one-and-a-half sink with drainer and mixer tap sits beneath a uPVC double-glazed window to the rear, while space and plumbing are provided for a washing machine and an upright fridge freezer. A freestanding oven and hob with integrated extractor hood complete the cooking area. The room is finished with tiled flooring, a ceiling light point, central heating radiator, and a part-obscure glazed door leading into the side entrance lobby.

## **SIDE ENTRANCE LOBBY**

A practical and functional space, the lobby features tiled flooring and a ceiling light point,

providing a useful transition between the kitchen and the outside. An obscure-glazed window looks into the downstairs WC, while a part-obscure glazed panelled uPVC door leads to the side entrance, offering convenience and versatility.

## **DOWNSTAIRS WC**

Accessed via a step down from the hallway, the downstairs WC is a practical addition to the home, featuring a WC and wash basin. Fully tiled walls and vinyl flooring create a clean and low-maintenance space, while an obscure-glazed window to the side lobby allows light in while maintaining privacy. A ceiling light point completes this functional room.

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

## **BEDROOM ONE**

A generous double room, the bedroom features a uPVC double-glazed window to the rear, filling the space with natural light and providing views over the garden. Carpeted for comfort, it includes a built-in storage cupboard, ceiling light point, and central heating radiator, creating a versatile and restful retreat with plenty of potential to personalise.

## **BEDROOM TWO**

A spacious double room, featuring a uPVC double-glazed window to the front elevation that allows plenty of natural light. Carpeted flooring, with a ceiling light point and central heating radiator, another versatile space.

## **FAMILY BATHROOM**

A well-proportioned bathroom featuring a WC, wash basin, and a bath with a wall-mounted shower. Finished with vinyl flooring and an obscure-glazed window to the front, the room also includes a ceiling light point, extractor fan, and a vertical heated towel rail.

## **FIRST FLOOR LANDING AND STAIRS**

Carpeted for comfort, the landing has solid doors leading to the two double bedrooms and family bathroom. Two uPVC double-glazed windows to the front elevation allow natural light, while a built-in storage cupboard and loft hatch provide added functionality, making this a practical and well-connected area of the home.

## **OFF ROAD PARKING**

Off-road parking is available at the rear of the property, accessed via a gated entrance, offering convenient and secure space for vehicles.

## FRONT GARDEN

Predominantly laid to lawn, the front garden is complemented by paved steps leading up to the entrance porch. A gate provides convenient access to the side entrance, creating a welcoming and low-maintenance outdoor space.

## REAR GARDEN

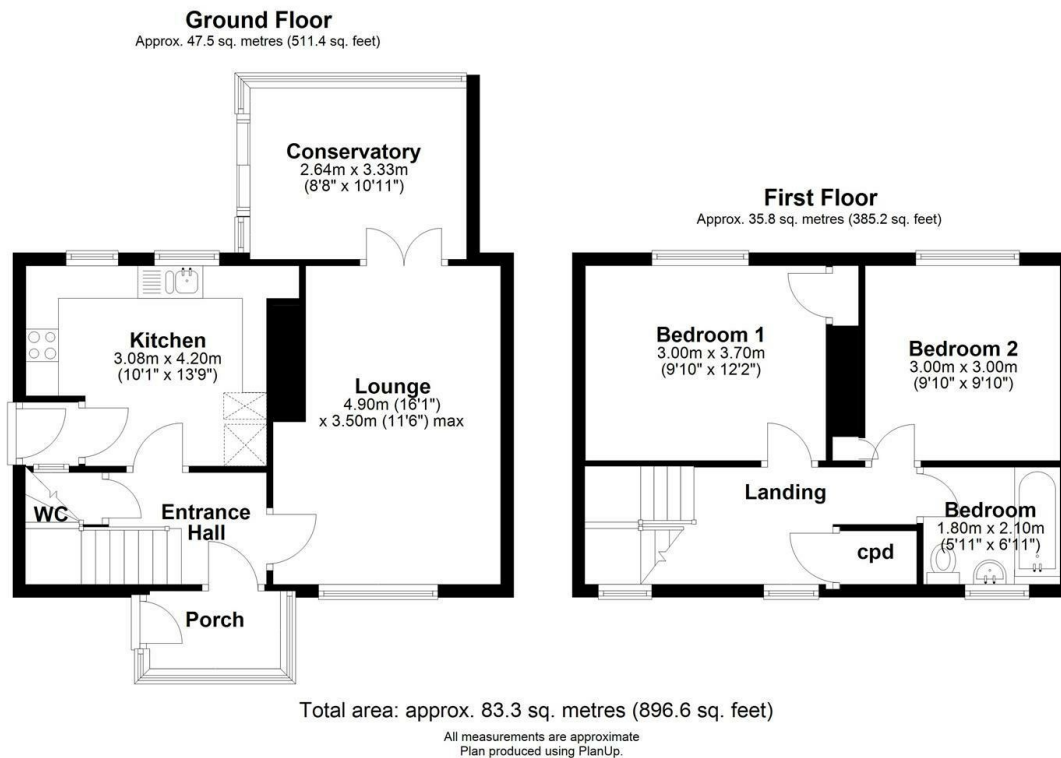
A versatile and well-laid rear garden extends from the house with a paved entertaining area, ideal for outdoor dining and relaxation. Paved steps lead up to the next tier, predominantly laid to lawn and featuring a useful storage shed. Further steps at the far end lead to an additional paved area and off-road parking. The garden is enclosed by hedge and fence borders, providing privacy while creating a pleasant and functional outdoor space with excellent potential.

## DISCLAIMER

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## 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 64      | 72        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |