



Newstead Avenue, Oughtibridge, S35

Offers Over £275,000

- FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CUL DE SAC POSITION
- THREE BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS
- QUIET CUL DE SAC POSITION
- GOOD SCHOOL CATCHMENT AREA
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL TRANSPORT LINKS
- COUNCIL TAX BAND C - £1,825.63

Newstead Avenue, Oughtibridge, S35

****THREE BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS - FREEHOLD**** This spacious three bedroom semi detached property is located in the highly sought after village of Oughtibridge. Situated on a quiet cul de sac within walking distance from Oughtibridge Primary School, Coronation Park and the villages excellent and varied local amenities. The property briefly comprises of; Entrance hallway; Storage area; Stairs to the first floor; Open plan breakfast kitchen, diner and lounge; Stairs to the second floor; Three bedrooms; Family bathroom; Private rear garden; Garage; Driveway for off road parking;



Council Tax Band: C



ENTRANCE HALLWAY

An obscure double glazed composite entrance door opens to the welcoming hallway, with; Obscure double glazed window; Wood effect flooring; Ceiling light point; Carpeted stairs rising to the first floor; Solid door to the storage cupboard which house the boiler;

STAIRS TO THE FIRST FLOOR

OPEN PLAN BREAKFAST KITCHEN, DINER AND LOUNGE

LOUNGE

Comprising of; Large uPVC double glazed window to the front elevation with beautiful elevated views; Wood effect flooring; Ceiling light point; Central heating radiator;

DINING AREA

With; Space for a dining table and chairs; Wood effect flooring; Central heating radiator; Ceiling light point; uPVC double glazed patio doors into the rear garden;

BREAKFAST KITCHEN

Having; A good range of green wall, base and drawer units with wood effect roll top work surfaces; Under unit lighting; uPVC double glazed window to the rear elevation; 1 1/2 sinks and drainer with mixer tap; Integrated under unit fridge, washing machine and dishwasher; Freestanding range cooker with gas hob and extractor hood above; Breakfast area with seating; Wood effect flooring; Ceiling light points; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

Having; uPVC double glazed window to the front elevation; Wood effect flooring; Solid door to the open plan lounge kitchen dining room; Ceiling light point; Central heating radiator; Carpeted stairs leading to the second floor;

STAIRS TO THE SECOND FLOOR

BEDROOM ONE

This great size bedroom one has; Large uPVC double glazed window to the front elevation with elevated views; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Double bedroom two has; uPVC double glazed windows to the rear elevation, with a garden view; Wooden flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

With; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

This modern bathroom has; WC; Wash basin set into vanity unit; Paneled bath; Shower enclosure with rain head shower and hand held shower attachments; Side screen door; uPVC obscure double glazed windows to the rear and side elevations; Wall mounted storage cupboards; Tiled walls; Recessed ceiling spot lights; Tiled flooring; Central heating radiator;

SECOND FLOOR LANDING AND STAIRS

Having; uPVC double glazed window to the side elevation; Carpet flooring; Loft hatch access; Solid doors to the three bedrooms and the family bathroom;

GARAGE

With; Power and lighting; Up and over door;

REAR GARDEN

This private rear garden has; Paved entertaining area; Steps leading to the lawn area on the middle section of the garden; More steps lead to a decked area to the top of the garden; Fence and hedge borders;

FRONT GARDEN AND DRIVEWAY

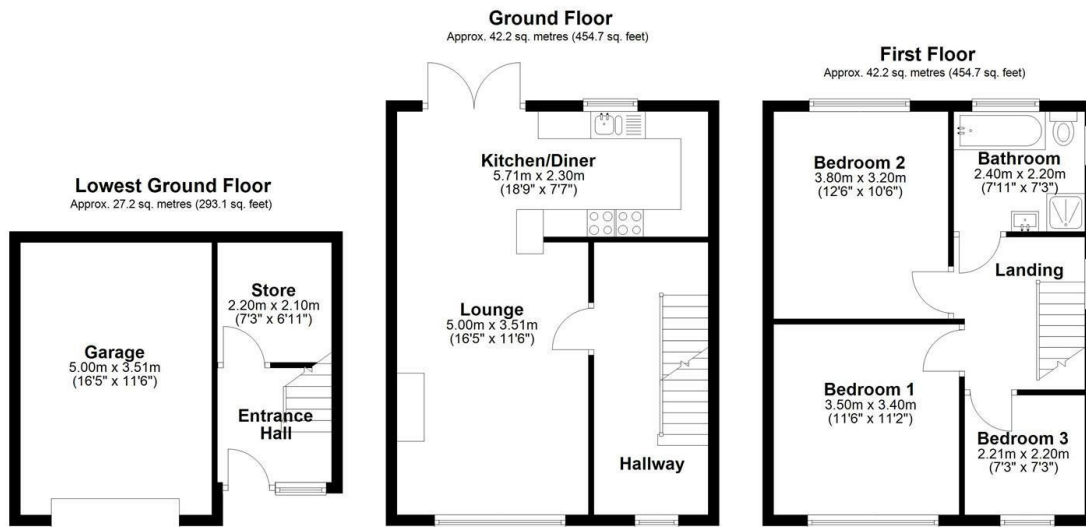
The front garden is predominately laid to lawn with hedge borders; Path and steps leading to the covered porch; Driveway providing off road parking;

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.







Total area: approx. 111.7 sq. metres (1202.4 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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	