



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

Asking Price £215,000

- NO CHAIN
- FREEHOLD
- LOVELY TWO BEDROOM SEMI DETACHED PROPERTY
- GREAT POTENTIAL
- SPACIOUS ROOMS THROUGHOUT
- FRONT AND REAR GARDENS
- A STONES THROW FROM OUGHTIBRIDGE PRIMARY SCHOOL
- GREAT VILLAGE AMENITIES ON HAND
- 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-obscuré 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-obscuré 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-obscuré 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

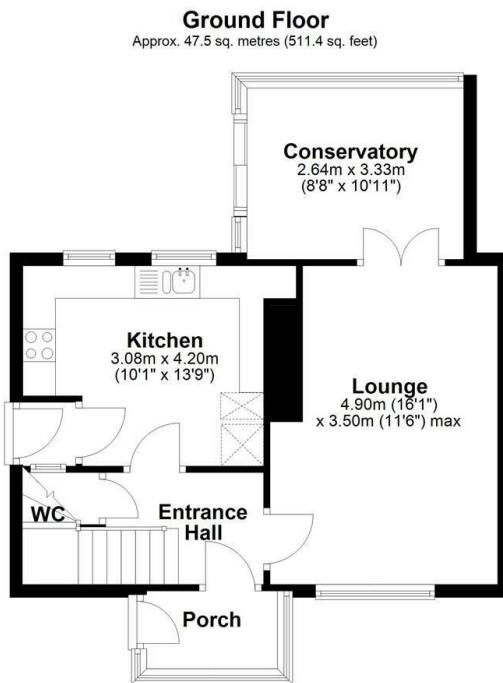
A versatile and well-laid rear garden extends from the house with a paved entertaining area, ideal for outdoor dining and relaxation. Paved steps lead up to the next tier, predominantly laid to lawn and featuring a useful storage shed. Further steps at the far end lead to an additional paved area and 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

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.
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## 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		
(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	