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7 Forge Lane, Oughtibridge, Sheffield, S35 0GG

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Asking Price £325,000

Hunters Hillsborough are delighted to present a charming four-bedroom stone-built townhouse that offers a delightful blend of modern living and serene surroundings. With stunning river views and a detached garage, this property is perfect for families seeking both comfort and convenience.
Situated in the picturesque village of Oughtibridge,with easy access to local amenities, gastro pubs, transport links to the M1 and the stunning Peak District.
The accommodation spans three well-designed floors. Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs W/C and two generously sized double bedrooms, one of which features built-in wardrobes. A utility room, equipped with plumbing for a washing machine and ample work surfaces, provides practical access to the rear garden, which is a lovely outdoor space leading to the detached garage.

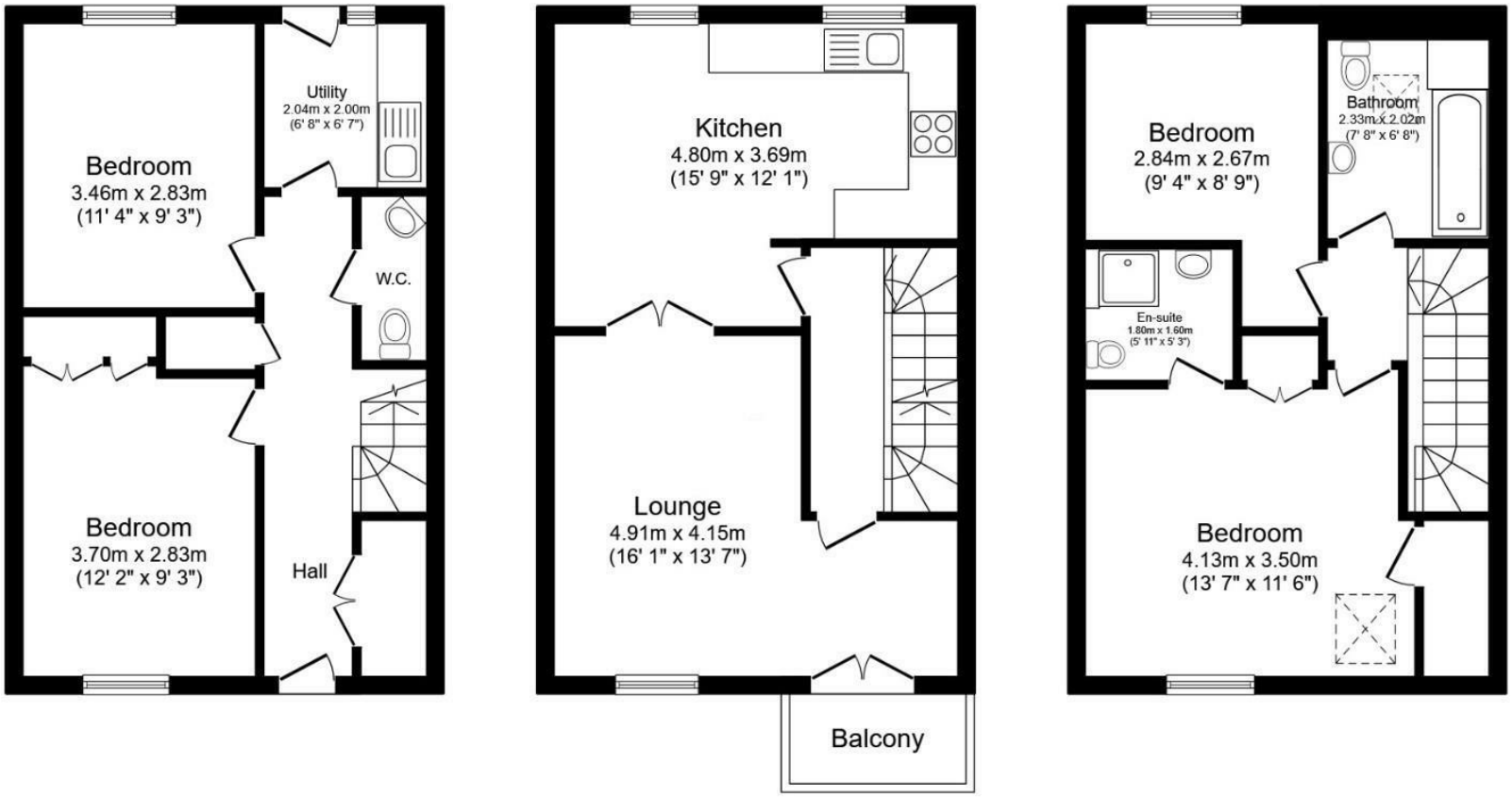
The first floor serves as the heart of the home, boasting an open-plan layout that is both bright and inviting. The fully fitted kitchen is equipped with modern appliances and plinth heaters, and offers plenty of room for a family dining table. The adjoining lounge is a true highlight, featuring French doors that open onto a balcony, allowing you to enjoy the calming views of the park and river.

On the top floor, you will find the ensuite master bedroom, a family bathroom, and an additional double bedroom that overlooks the garden. This thoughtful layout ensures that every member of the family has their own space.

The garden is a tranquil retreat, complete with decking, a grassy area, and a patio, perfect for outdoor entertaining or simply relaxing in the sun. A gate at the rear provides access to the detached garage, situated on a private driveway, offering parking for two vehicles.

This property is offered for sale with no onward chain, making it an ideal opportunity for those looking to move swiftly into their new home. This townhouse is a rare find in a sought-after location.

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Ground Floor First Floor Second Floor

Total floor area: 116.5 sq.m. (1,254 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

General Remarks

TENURE

This property is Leasehold with 976 years on lease. Ground rent is one peppercorn. Service charge is £45.96 per quarter.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

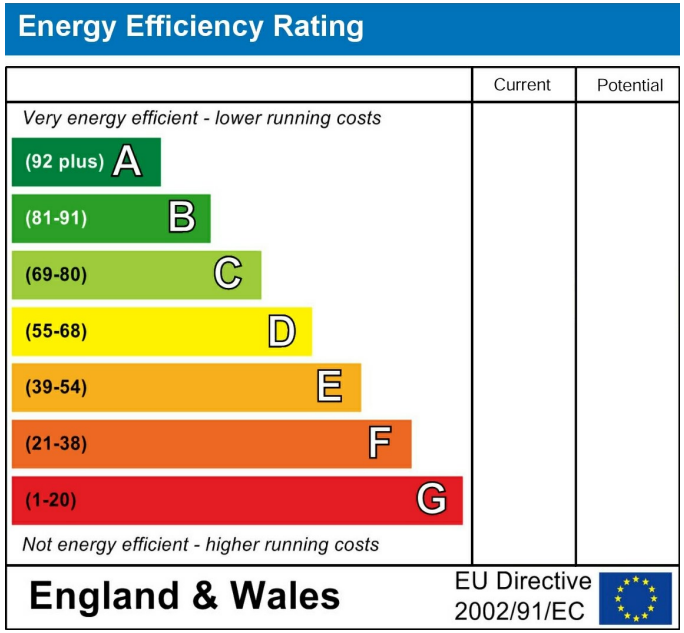
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


























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