
HUNTERS®
HERE TO GET you THERE
7 Stockarth Lane, Oughtibridge, Sheffield, S35 0HT

7 Stockarth Lane, Oughtibridge, Sheffield, S35 0HT

Asking Price £320,000

Hunters Hillsborough are delighted to present a charming three-bedroom semi-detached house offering a delightful blend of comfort and style. Nestled on the esteemed Stockarth Lane in the picturesque area of Oughtibridge, the property boasts a stunning bay window that fills the spacious lounge with natural light, creating a warm and inviting atmosphere.

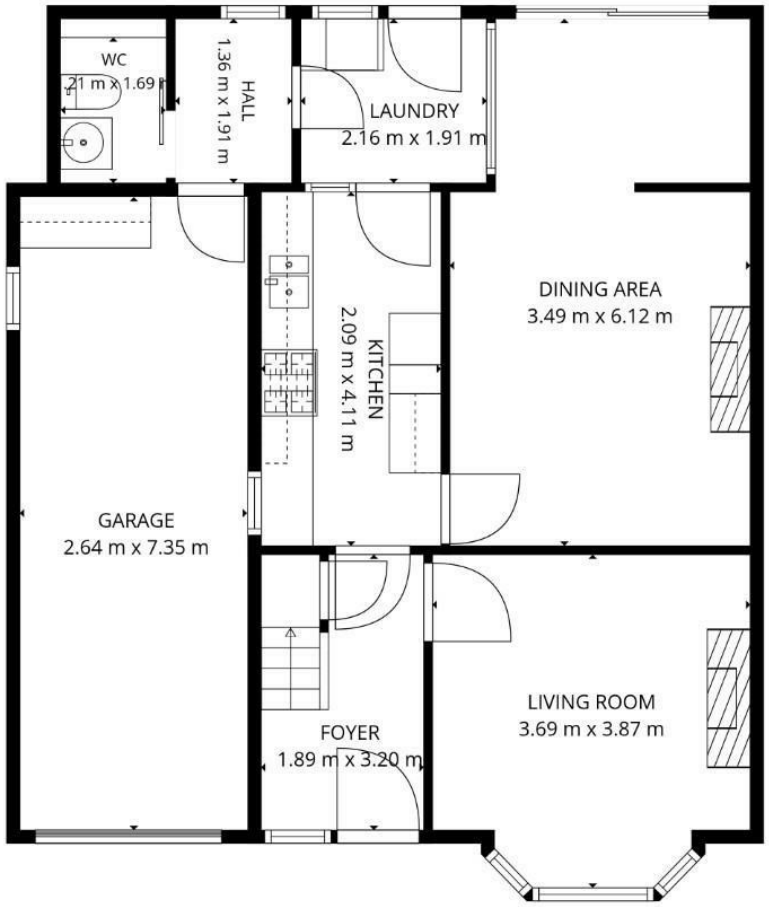
Complemented by a further reception room currently utilised as a dining area, this area seamlessly connects to a versatile room, enhanced by two Velux skylights that add to the sense of space and light. Patio doors that lead out to the private garden. The kitchen is well-equipped with ample solid wood units and complimentary work surfaces, along with integrated appliances,this perfect space for culinary enthusiasts. Additionally, there is a convenient utility room and a downstairs W/C for added practicality.

As you ascend to the first floor, you will discover two generously sized double bedrooms, both featuring built-in wardrobes, alongside a single bedroom that offers additional storage space. The family bathroom is well-appointed, catering to the needs of the household.

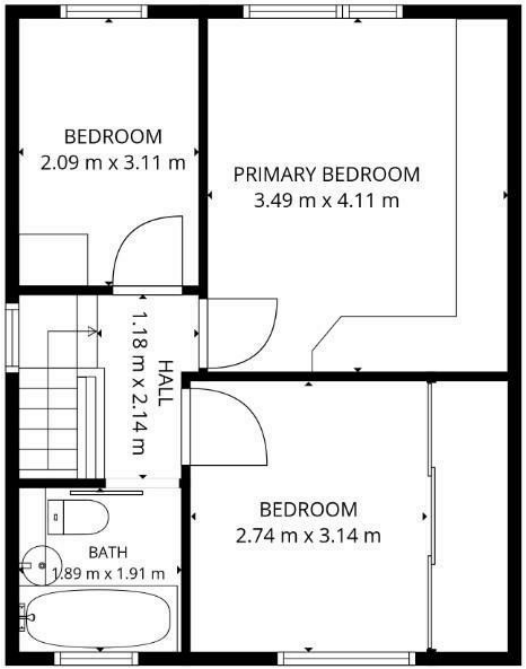
The outdoor space is equally impressive, with a charming garden that includes a patio area, mature trees, and shrub borders, creating a tranquil retreat. At the bottom of the garden, you will find a lush lawn adorned with an apple tree and delightful plants, perfect for relaxing evenings.

With the added benefits of a private driveway and a car port, this property is not only a beautiful home but also a practical choice for families seeking a peaceful yet convenient lifestyle. This residence truly embodies the essence of comfortable living in a sought-after location.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground floor



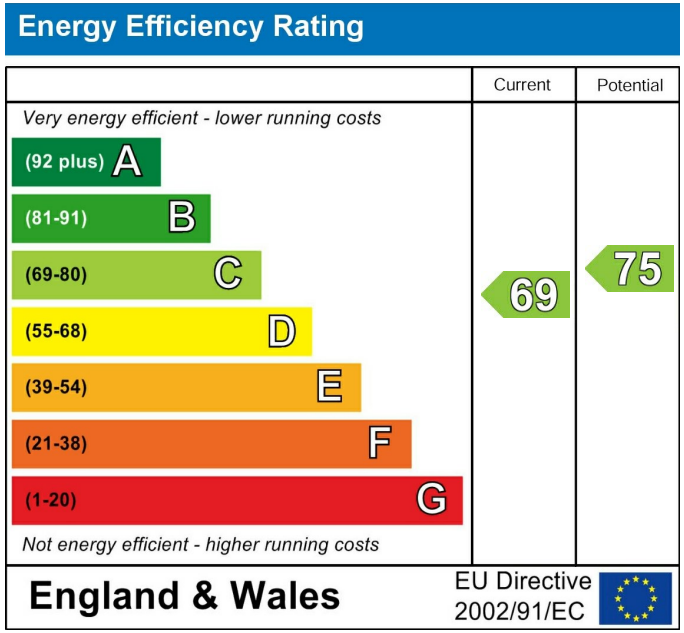
1st floor

TOTAL: 101 m2
Ground floor: 59 m2, 1st floor: 42 m2
EXCLUDED AREAS: GARAGE: 19 m2, WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

General Remarks
The property is Freehold
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.
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.

































