



53 Loxley View Road, Crookes, Sheffield, S10 1QY

Saxton Mee

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Crookes

Guide Price

£225,000

GUIDE PRICE £225,000-£235,000

Perfect for a first time buyer is this immaculately presented, two double bedroom mid-terrace benefitting from a recent refurbishment throughout and off road parking for two vehicles to the front.

The accommodation briefly comprises: Entrance hallway with cloakroom storage. Lounge to the front with electric stove and oak mantle above. Separate dining room. The fitted kitchen comprises a range of fitted wall, drawer and base units. Integrated oven with gas hob above, dishwasher and fridge/freezer. First floor: Two double bedrooms and a newly fitted modern family bathroom with bath and shower over, wash hand basin and W.C. Boarded loft space ideal for storage.

The recent refurbishment includes: full re-wire, re-plastering, plumbing, new floor coverings, new windows throughout as well as new kitchen and bathroom suites.

Outside is a private rear garden with space to sit out and steps leading up to the lawn. A gate leads to the rear passage giving separate access. To the front is a driveway providing ample off street parking.

Crookes is an extremely sought after area within easy reach of excellent amenities on the high street and in turn excellent outdoor space at the Bole Hills. Easy access to the Universities and Hospitals. Regular transport links. Well regarded local schools for pupils of all ages.

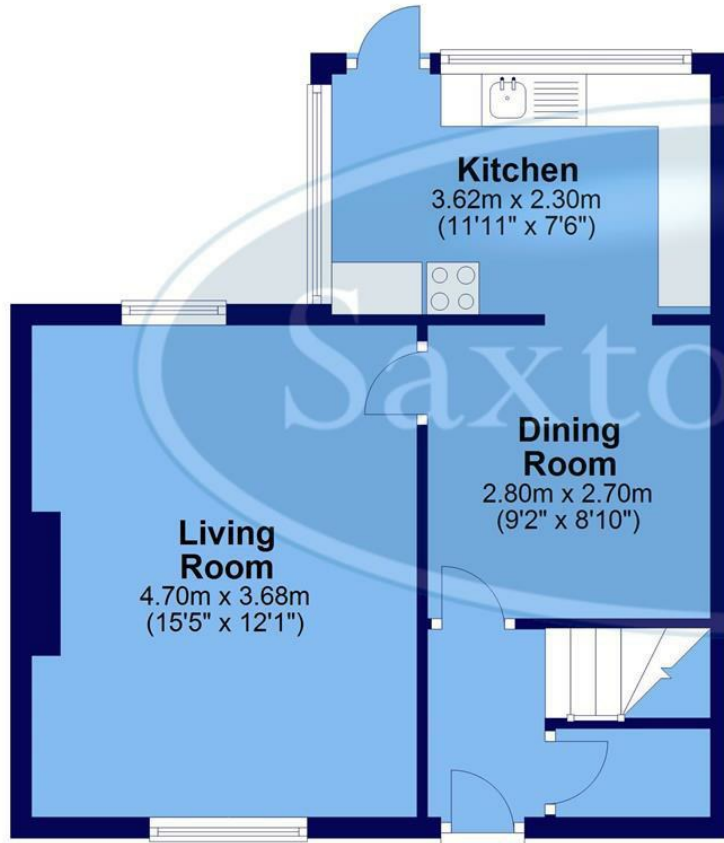


- Immaculately Presented Home
- Modern Kitchen And Bathroom
- Two Spacious Double Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden With No Neighbour Access Over
- Early Viewing Advised
- Tenure: Leasehold / Council Tax: Band B
- EPC Rating D
- Ideal For A First Time Buyer
- Viewing Via Banner Cross Office



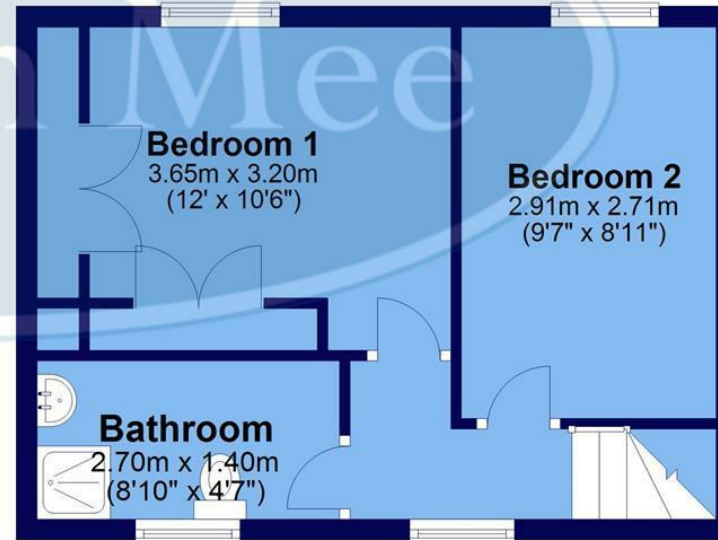
Ground Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 69.7 sq. metres (749.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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