



HUNTERS[®]
HERE TO GET *you* THERE

547 Loxley Road, Loxley, Sheffield, S6 6RR

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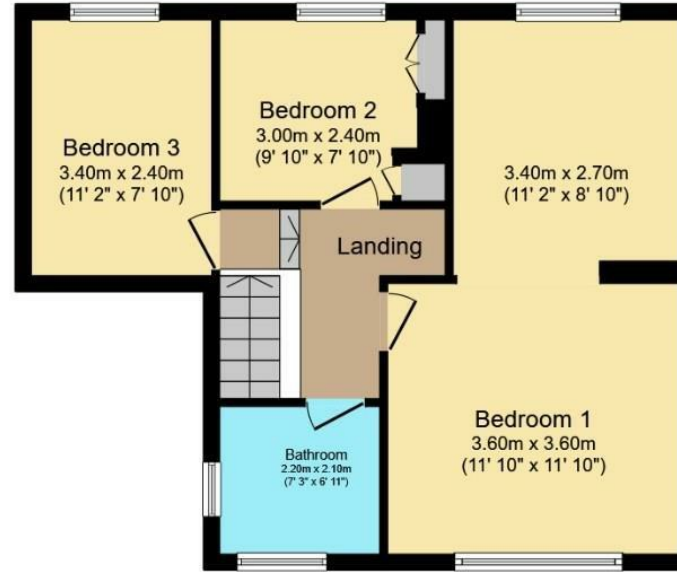
Asking Price £350,000

Hunters Hillsborough present an extended three bedroom semi detached home located in the sought after village of Loxley within close proximity to Bradfield and the Peak District. The property has so much to offer including outstanding countryside views best enjoyed from the elevated conservatory. Entry off the driveway into the front porch. Entrance hallway with stairs rising to the first floor and access to the downstairs W/C. Through to the supersized open plan lounge/diner with a bay window and double doors into the conservatory with breathtaking views. The kitchen has a good range of wall and base units with space for all usual appliances and an integrated eye level electric oven included in the sale. Door out to the rear porch giving access to the garden. Upstairs are two good size bedrooms and a fabulous master suite which could be converted into an en suite, or even split into a fourth bedroom. Family bathroom with bath, W/C and sink basin. Outside the property enjoys delightful gardens with the front having a range of mature shrubs and small patio area. A secure gate leads off from the driveway to the rear with under house storage space along with further outdoor storage under the garage. Stone steps lead down to the lawn with a large nature pond complete with pump. A greenhouse is included in the sale. Detached garage off the driveway used for storage.

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Ground Floor



First Floor



Garage

Total floor area 122.1 m² (1,314 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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LOCAL AREA

Loxley Road is well-placed for reputable schools, local shops and pubs. There's an abundance of local country walks through Loxley & Rivelin Valley along with close proximity to Bradfield and the Peak District. Regular public transport and great access links to the city centre.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

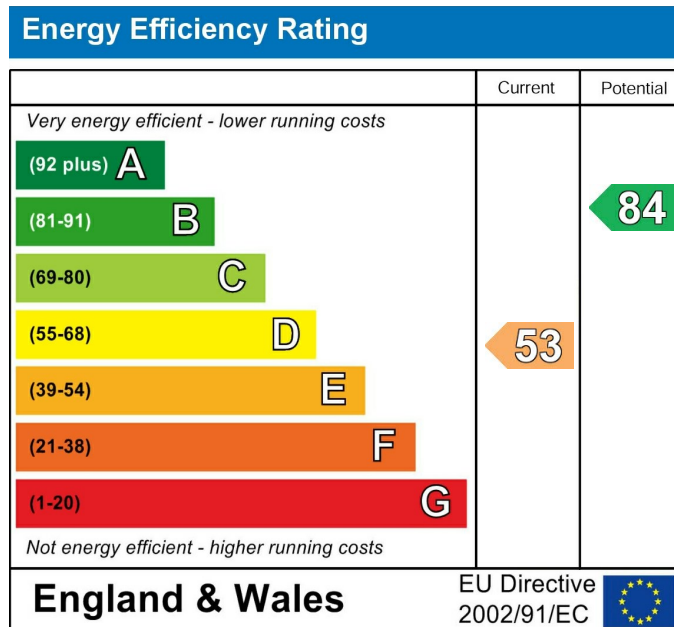
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.



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.









