



HUNTERS[®]

HERE TO GET *you* THERE



Loxley New Road, Malin Bridge, Sheffield

£130,000

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Nestled in the sought-after area of Malin Bridge, Sheffield, this charming terraced house on Loxley New Road is a hidden gem waiting to be discovered.

As you step inside, you are greeted by a cosy lounge featuring a traditional chimney breast, perfect for relaxing evenings with loved ones. The dining kitchen boasts a range of pine units and offers access to a cellar, providing ample storage space for all your needs.

Venture upstairs to find two well-appointed bedrooms, offering comfort and tranquillity for a good night's sleep. The modern bathroom is equipped with a shower over the bath, a low flush WC, and a wash basin, ensuring convenience and functionality for your daily routines.

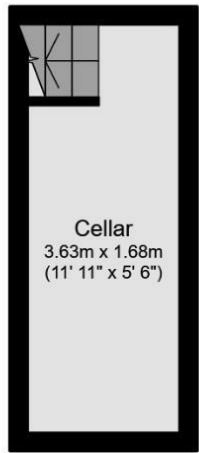
Conveniently located near the Supertram exchange, this property not only offers a comfortable living space but also easy access to transportation links, making your daily commute a breeze. Don't miss the opportunity to make this delightful house your new home sweet home in Sheffield.

KEY FEATURES

- CLOSE TO MALIN BRIDGE TRAM TERMINAL
- TWO BEDROOMS
- ACCESS TO RIVELIN NATURE TRAIL
- UPVC DOUBLE GLAZING
- EPC D
- COUNCIL TAX BAND A

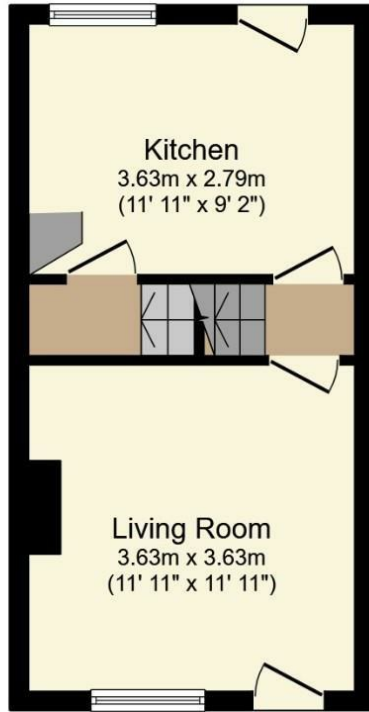






Cellar

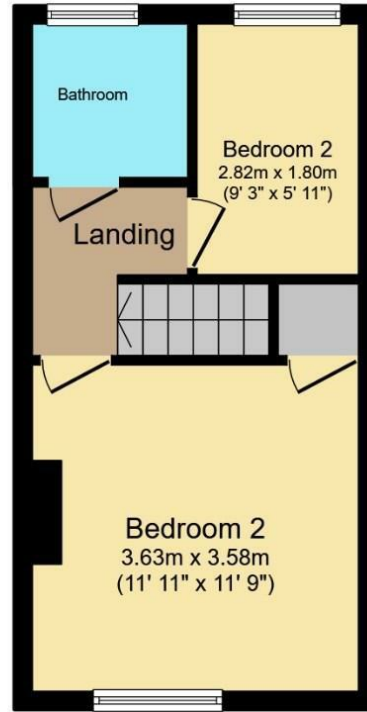
Cellar
3.63m x 1.68m
(11' 11" x 5' 6")



Ground Floor

Kitchen
3.63m x 2.79m
(11' 11" x 9' 2")

Living Room
3.63m x 3.63m
(11' 11" x 11' 11")



First Floor

Bathroom

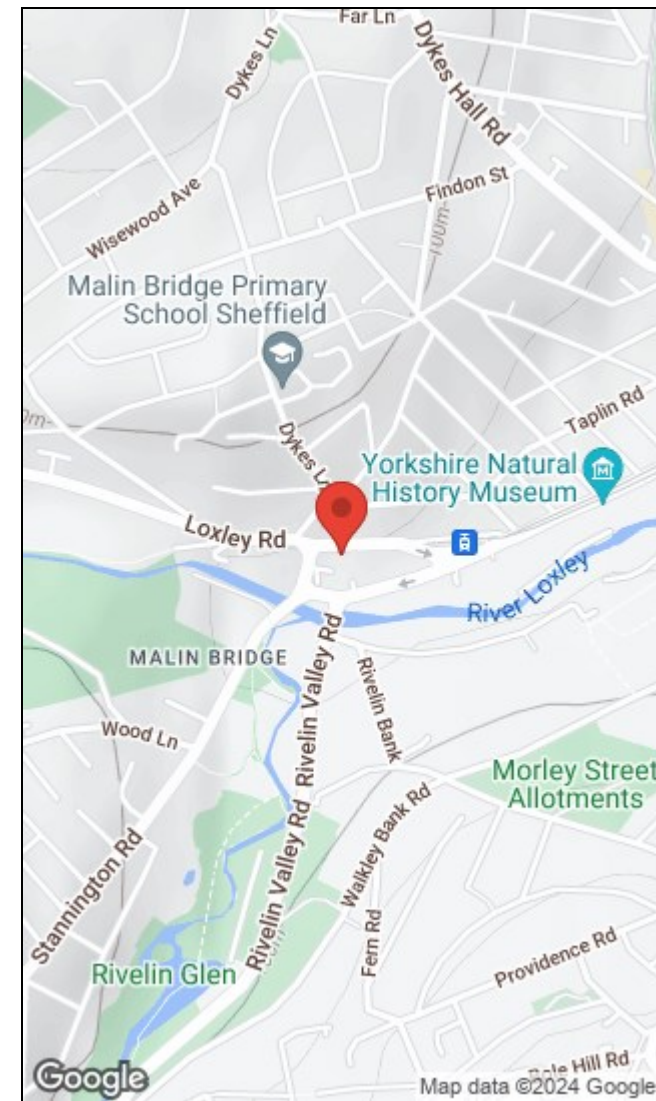
Bedroom 2
2.82m x 1.80m
(9' 3" x 5' 11")

Landing

Bedroom 2
3.63m x 3.58m
(11' 11" x 11' 9")

Total floor area 61.5 sq.m. (662 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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| | 89 | | |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |