



Off Phillips Road Loxley Sheffield S6 6SF  
Offers Around £150,000



## Off Phillips Road

Sheffield S6 6SF

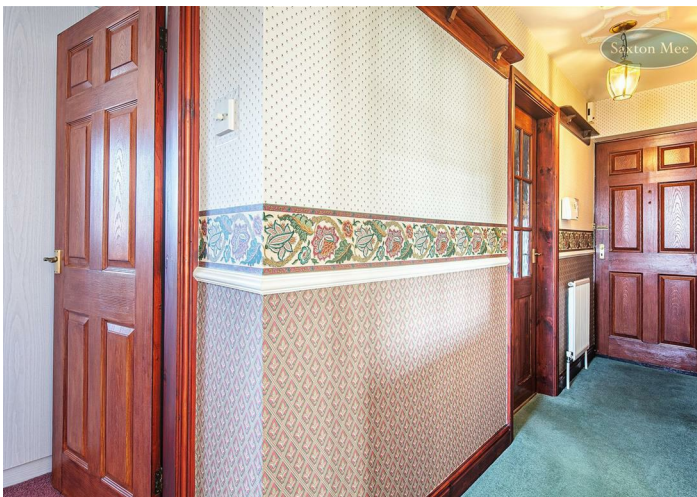
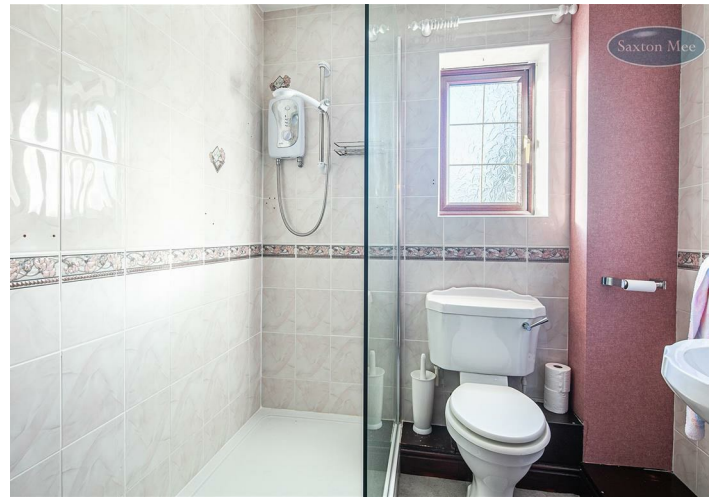
**Offers Around £150,000**

**\*\* NO CHAIN \*\* ALLOCATED PARKING \*\*** Situated in the popular residential area of Loxley is this two bedroom, ground floor apartment which enjoys stunning views over Loxley Valley and benefits from allocated parking, uPVC double glazing and gas central heating. The property is set in well-kept communal grounds and ideally placed for amenities and transport links. In brief, the living accommodation comprises: communal entrance hall. A private door then opens into the entrance hall. Access into the lounge, kitchen, two bedrooms and the shower room. The well proportioned lounge has a large window allowing lots of natural light as well as enjoying the fabulous views, while the focal point of the room is the fireplace. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor. Integrated appliances include an electric oven along-with housing and plumbing for a washing machine and space for a fridge freezer. In the corner of the room is the housed gas boiler. The master bedroom benefits from a range of fitted wardrobes and storage and again enjoys the fabulous outlook. Bedroom two again benefits from fitted wardrobes and storage. The shower room comes with a double shower cubicle, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO BEDROOM, GROUND FLOOR APARTMENT
- STUNNING VIEWS OVER LOXLEY VALLEY
- SHOWER ROOM
- LOUNGE & KITCHEN
- ALLOCATED PARKING SPACE
- WELL-KEPT COMMUNAL GROUNDS
- AMENITIES CLOSE-BY
- EXCELLENT TRANSPORT LINKS







## OUTSIDE

Well maintained communal gardens, allocated parking.

## LOCATION

Phillips Road is a very popular road ideally located for the beautiful Rivelin and Loxley valleys with walks and cycle routes to Bradfield and Damflask reservoir, ideally placed for local shops and amenities, recreational facilities and excellent transport links including the Sheffield Supertram in Hillsborough.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1997. Ground Rent £50.00 per annum. Service Charge £43.00 per month which includes Building Insurance.

The property is currently Council Tax Band B.

## VALUER

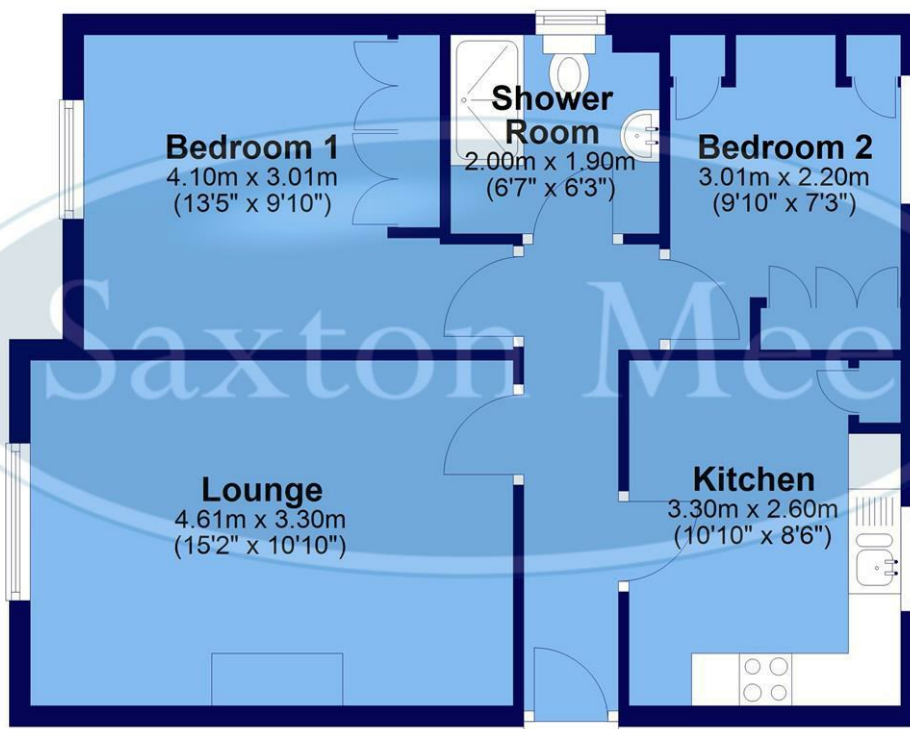
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



## Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



Total area: approx. 51.7 sq. metres (556.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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