



**SOLD**  
subject to contract  
Residential



**South View Rise Loxley Sheffield S6 6SZ**  
**Guide Price £300,000**

## South View Rise

Sheffield S6 6SZ

Guide Price £300,000

GUIDE PRICE £300,000-£320,000 \*\* NO CHAIN \*\* Situated on this quiet cul-de-sac position in this sought after residential area is this three good size bedroom detached property which enjoys attractive views and a private outlook to the rear. The property benefits from a driveway providing off road parking, garage, uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises, side uPVC entrance door which opens into the entrance hall with a downstairs WC and an under stair storage cupboard. Access into both the lounge and the kitchen. The well proportioned lounge has a large front window filling the room with natural light and enjoying the elevated views over the Loxley Valley and towards Bradfield. The separate kitchen has a range of wall, base and drawer units with attractive worktops which incorporate the sink, drainer and the four ring ceramic hob with extractor over. Integrated appliances include a double electric oven and dishwasher along with housing for a fridge freezer and plumbing for a washing machine (all appliances included in sale). There is a breakfast bar, storage cupboard and a composite entrance door. An opening leads through to the dining room with uPVC pod extension again making this a bright and airy space. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, storage cupboard, the three bedrooms and the shower room. The master is to the front and benefits from fitted furniture including wardrobes, dressing table and drawers. Bedroom two benefits from fitted wardrobes. Bedroom three overlooks the rear garden. The shower room has a shower enclosure, bidet, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME SITUATED IN THE POPULAR RESIDENTIAL AREA OF LOXLEY
- THREE BEDROOMS
- DOWNSTAIRS WC, LOUNGE, KITCHEN & DINING ROOM
- DRIVEWAY & GARAGE, FULLY ENCLOSED REAR GARDEN
- FAR REACHING VIEWS
- SCHOOLS, AMENITIES & PUBLIC TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & OPEN COUNTRYSIDE





Saxton Mee



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**OUTSIDE**

To the front is a lawn garden with attractive planted area. A driveway leads to the single garage with up and over door, a further door opens onto the rear garden which is mostly laid to lawn and includes a patio, fencing to two sides and a rear stone boundary wall backing onto fields.

**LOCATION**

Located in this extremely popular location with amenities close by. Delightful country walks into the Loxley Valley, Bradfield and the Dams. Regular public transport. Good local schools. Easy access to Hillsborough, Sheffield city centre, central hospitals and Universities. Good local pubs.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 200 years running from the 25th March 1972. The property is currently Council Tax Band C.

**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.

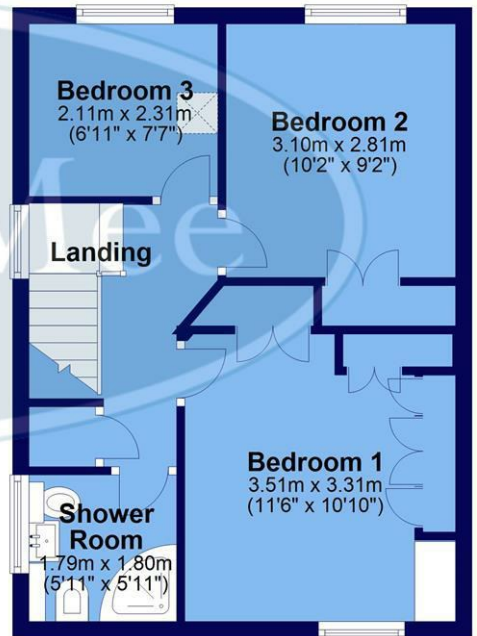
## Ground Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



## First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 99.6 sq. metres (1072.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		70	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-49)	C		
(39-34)	D		
(21-38)	E		
(1-20)	F		
	G		
England & Wales		EU Directive 2002/91/EC	