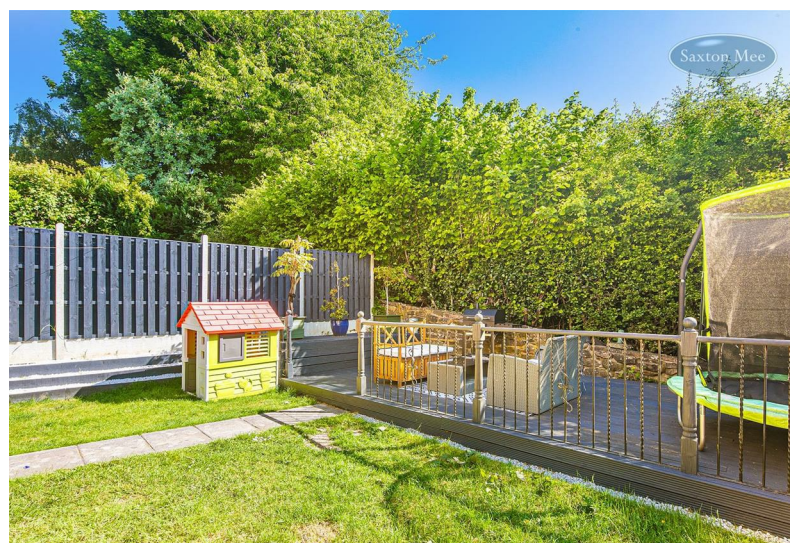
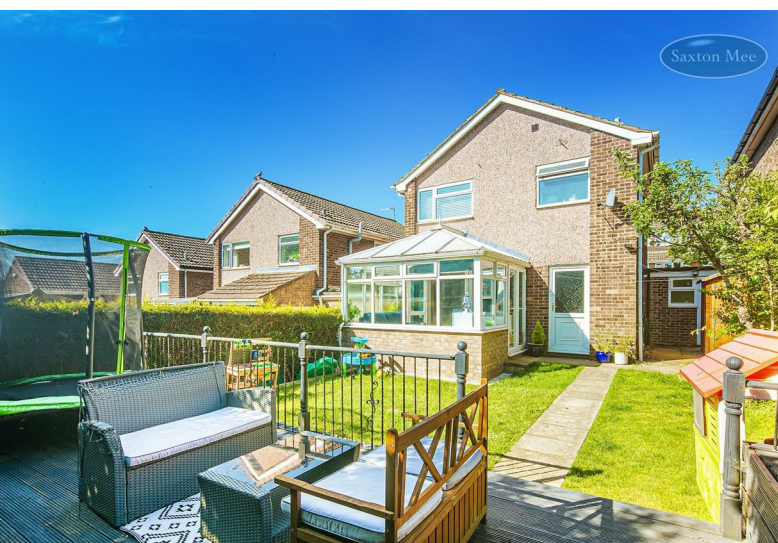




Woodstock Road Loxley Sheffield S6 6TF
Guide Price £365,000

Woodstock Road

Sheffield S6 6TF

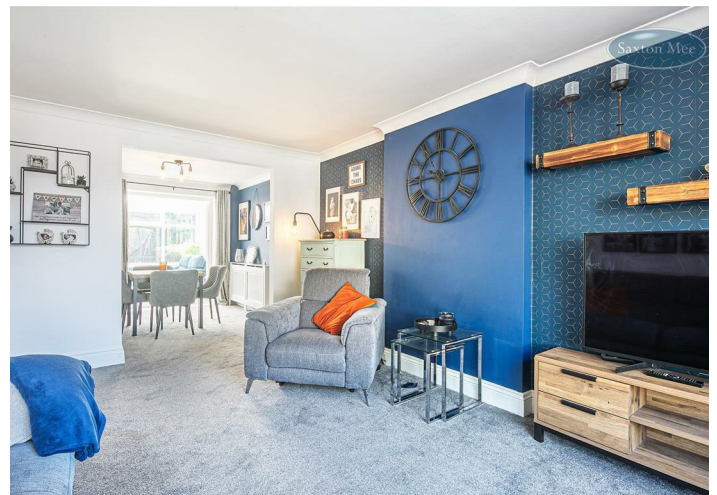
Guide Price £365,000

GUIDE PRICE £365,000-£375,000 ** FREEHOLD ** Situated on this quiet tree-lined road in the extremely popular residential area of Loxley is this four bedroom, two bathroom detached property which enjoys a landscaped rear garden and benefits from a double-width driveway, uPVC double glazing and gas central heating. The property has been updated by the current owners including but not limited to a new kitchen and bathroom, new boiler, redecorated and new flooring.

Tastefully decorated throughout, the well presented living accommodation briefly comprises enter through a front composite door into the entrance hall with an under stair storage cupboard and downstairs WC. Access into the kitchen, lounge and bedroom four. The kitchen has a range of fitted units with contrasting worktops which incorporate the sink and drainer. The fully integrated kitchen includes a fridge, freezer, dishwasher, washer/dryer, electric oven, microwave and a four ring hob with extractor above. There is a rear uPVC door and the gas boiler. The lounge has a large front window allowing natural light with an opening flowing into the dining room with uPVC doors opening into the extended garden room. The garden room has underfloor heating and uPVC French doors opening onto the rear garden. Bedroom four has the added advantage of a shower room and a rear uPVC door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the three bedrooms and the family bathroom. The master is to the front aspect and has bespoke fitted wardrobes and cupboards. Double bedroom two is to the rear. Bedroom three is to the front. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- FANTASTIC FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY
- LANDSCAPED REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY
- LOUNGE, DINING ROOM & GARDEN ROOM
- NEW INTEGRATED KITCHEN & THREE PIECE SUITE BATHROOM
- SOUGHT-AFTER-LOCATION
- EXCELLENT SCHOOL CATCHMENT
- AMENITIES & TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY COUNCIL & OPEN COUNTRYSIDE





OUTSIDE

To the front is a slate chipped garden area with a block paved double-width driveway to the side. The fully enclosed landscaped rear garden has a lawn and decked terrace area.

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. In the catchment to Loxley Primary School rated excellent by OFSTED.

MATERIAL INFORMATION

The property is Freehold and 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.



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

