



Loxley Road Loxley Sheffield S6 6RS
Guide Price £240,000

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GUIDE PRICE £240,000-£250,000 ** SOUTH FACING GARDEN ** Located on this popular road in the sought-after area of Loxley is this stone built and effectively extended, three bedroom end terrace property which is well placed for access to local amenities including reputable primary and secondary schools, whilst having excellent transport links. The property enjoys attractive views along-with a lovely landscaped garden and benefits from uPVC double glazing and gas central heating.

In brief, the well proportioned living accommodation comprises: enter through a uPVC door into the entrance hall with an under stair cupboard. Access into the lounge and dining room. The good sized lounge has a large bay window allowing lots of natural light, while the focal point of the room is the gas fire set in a modern fire place. Accessed from the dining room is the kitchen/diner. The kitchen has a range of wall, base and drawer units with complementary work surfaces, one which incorporates the sink and drainer and one, the four ring hob with extractor above. Integrated appliances include a double electric oven. There is housing and plumbing for a washing machine and fridge freezer along-with the housed gas boiler. uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the main bathroom. Bedrooms one and two are larger than average with bedroom two benefiting from a storage cupboard. Bedroom one and three both enjoy the views over the Loxley Valley. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BED END TERRACE
- SOUTH FACING GARDEN
- EFFECTIVELY EXTENDED
- SOUGHT-AFTER LOCATION
- LOUNGE, DINING ROOM & KITCHEN
- AMENITIES
- WELL REGARDED LOCAL SCHOOLS
- TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

Steps and a path lead to the front garden and entrance door. There is a south facing tiered garden which includes two artificial lawns, pebbled and patio areas. Access down the side of the property with a brick built outbuilding and access to a rear forecourt with an Indian stone patio. Shared steps lead up to Studfield Hill.

LOCATION

Loxley Road is a popular road, well-placed for reputable schools, local shops and amenities in Hillsborough and recreational facilities. There are many local 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, hospitals, and the universities.

MATERIAL INFORMATION

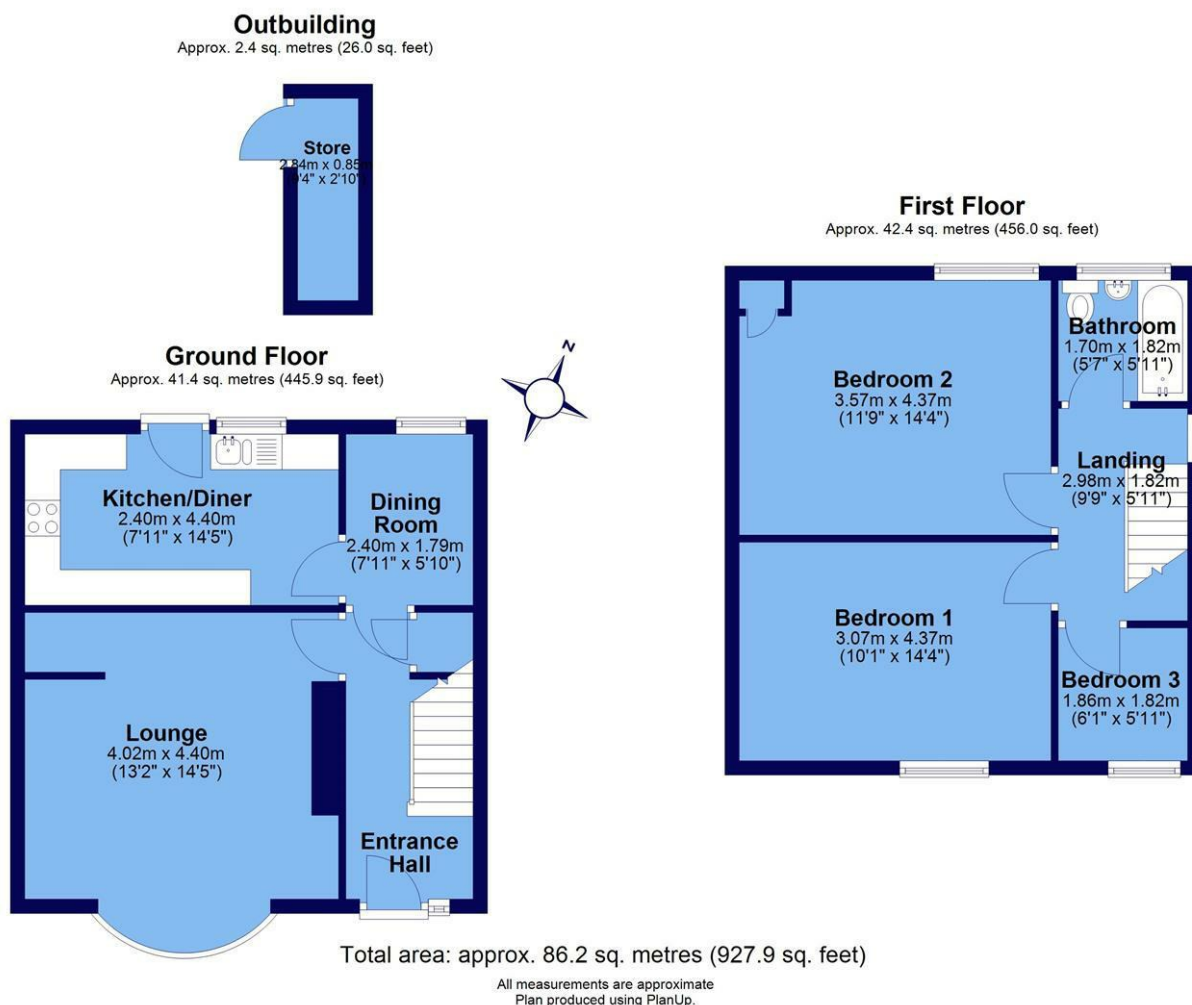
The property is Leasehold with a term of 800 years running from the 25th March 1841.

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.



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