



**Black Lane Loxley Sheffield S6 6SE**  
**Offers In The Region Of £325,000**



# Black Lane

Sheffield S6 6SE

## Offers In The Region Of £325,000

**\*\* FREEHOLD \*\* NO CHAIN \*\*** A rare opportunity has arisen to acquire this two bedroom (plus an occasional attic room) stone built cottage which commands a quiet backwater position and enjoys a south facing garden, adjoining the Mill Pond and the picturesque Loxley River. Dating back to the mid nineteenth century the property has a garden room with balcony, converted basement and benefits from gas central heating, designated off-road parking to the front along with further designated off-road parking and a stone built detached garage.

Set over four levels, the spacious and neutrally decorated living accommodation briefly comprises: enter through a front door into the kitchen/diner which has a range of units and worktop. There is space for an oven, washing machine, dishwasher, fridge freezer and houses the gas combination boiler. Access through to the lounge with fitted shelving either side of the chimney breast and attractive oak flooring. Bi-fold doors then open into an extended garden room with pine floorboards and double doors opening onto a balcony with cast-iron balustrade, decking and a spiral staircase descending to the lower ground floor.

From the kitchen, a staircase descends to the lower ground floor landing with storage cupboards and access into a multi-purpose room, a rear entrance lobby, storage room and the bathroom. The rear entrance lobby has access to the rear garden. The four piece suite bathroom includes a shower cubicle, bath, WC and wash basin.

From the kitchen, a door and staircase rises to the first floor landing with a storage cupboard and two double bedrooms, both enjoying the fantastic outlook. Bedroom two has steps rising to an occasional attic room with eaves storage and two rear Velux windows perfect for enjoying the stunning outlook.

- EARLY VIEWING ADVISED
- CHARMING STONE BUILT COTTAGE
- DECEPTIVELY SPACIOUS
- SOUTH FACING LAWNED GARDEN & BALCONY
- DESIGNATED PARKING TO THE FRONT ALONG WITH FURTHER DESIGNATED PARKING & DETACHED GARAGE
- CONVERTED BASEMENT WITH FOUR PIECE SUITE BATHROOM
- OCCASIONAL ATTIC ROOM
- STUNNING LOCATION WITH BREATHTAKING VIEWS
- TWO BEDROOMS
- FREEHOLD







## OUTSIDE

Off-road parking space to the front. A gate and wall encloses a front forecourt with access to the entrance door. South facing lawn and garden shed. Additional parking and detached garage.

## LOCATION

Olive Terrace enjoys an idyllic location with lovely walks through the Loxley & Rivelin valleys and Bole Hills, good access links to the city centre, hospitals and the universities.

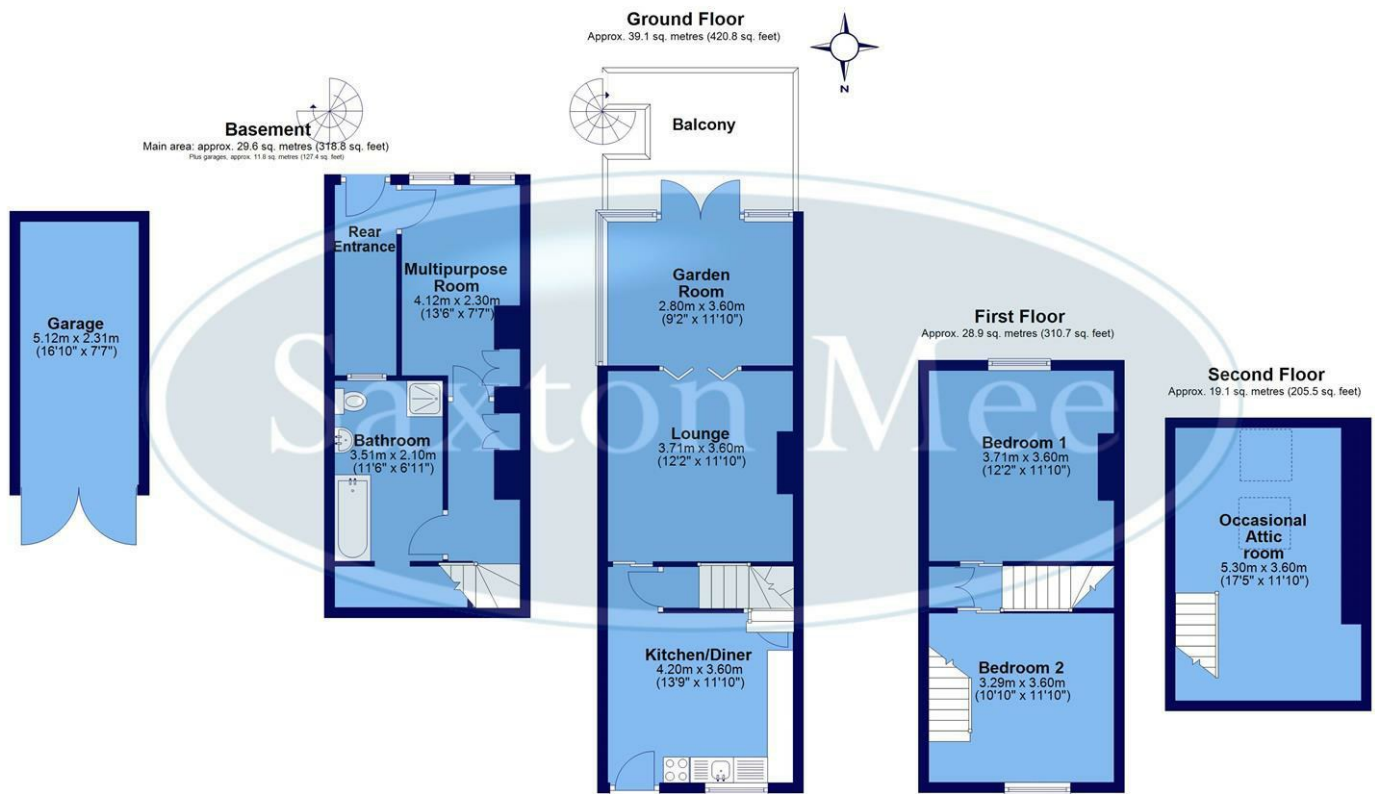
## MATERIAL INFORMATION

The property is Freehold and 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.



Main area: Approx. 116.7 sq. metres (1255.8 sq. feet)  
Plus garages, approx. 11.8 sq. metres (127.4 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	