



Loxley Road Loxley Sheffield S6 6RT
Guide Price £385,000

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GUIDE PRICE £385,000-£395,000 Enjoying a fantastic outlook is this four bedroom, two bathroom, bay fronted semi detached property which has gardens to the front and rear and benefits from off-road parking, a detached garage which gives ample storage, uPVC double glazing and gas central heating. The property is ideally located within easy reach of amenities, transport links, country walks and reputable local schools including Loxley Primary.

Set over three spacious levels, the living accommodation briefly comprises enter via a uPVC door into the entrance hall with a downstairs WC and access to the cellar. From the hall, there is access to the lounge and the kitchen/diner. The lounge has a gas fire and a front bay window enjoying the views. The open plan kitchen/diner has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four gas ring hob with extractor above, along with housing for a fridge, housing and plumbing for a washing machine. Space for a fridge and freezer and the housed gas boiler. There is a breakfast bar, a dining area and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing which consists of three bedrooms and the family bathroom. Double bedroom two is to the rear aspect. Bedrooms three and four both enjoying the lovely views. The bathroom has a four piece suite including bath, shower, WC and wash basin.

A further staircase rises to the second floor and the main bedroom has dormer windows to the front and rear, eaves storage and the added advantage of an en suite shower room with WC and wash basin.

- IDEAL FAMILY HOME
- FOUR BEDROOMS, THE MAIN WITH EN SUITE SHOWER ROOM
- FOUR PIECE SUITE BATHROOM
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN/DINER
- OFF-ROAD PARKING & GARAGE PERFECT FOR STORAGE
- SOUTH FACING DECKED TERRACE & ENCLOSED REAR GARDEN
- REPUTABLE LOCAL SCHOOLS INCLUDING LOXLEY PRIMARY
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

To the front of the property is a driveway which provides off-road parking for three cars. There is a decked terrace to the front perfect for enjoying the south facing aspect. Double gates open to the rear and a large outdoor space, and the detached garage which gives ample storage. Steps rise to a lawned garden and an artificial grassed area with superb views. Further steps lead to a gate at the rear which is accessed from The Grove.

LOCATION

Loxley Road is a popular road, well-placed for reputable schools including the outstanding OFSTED Loxley Primary, 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.

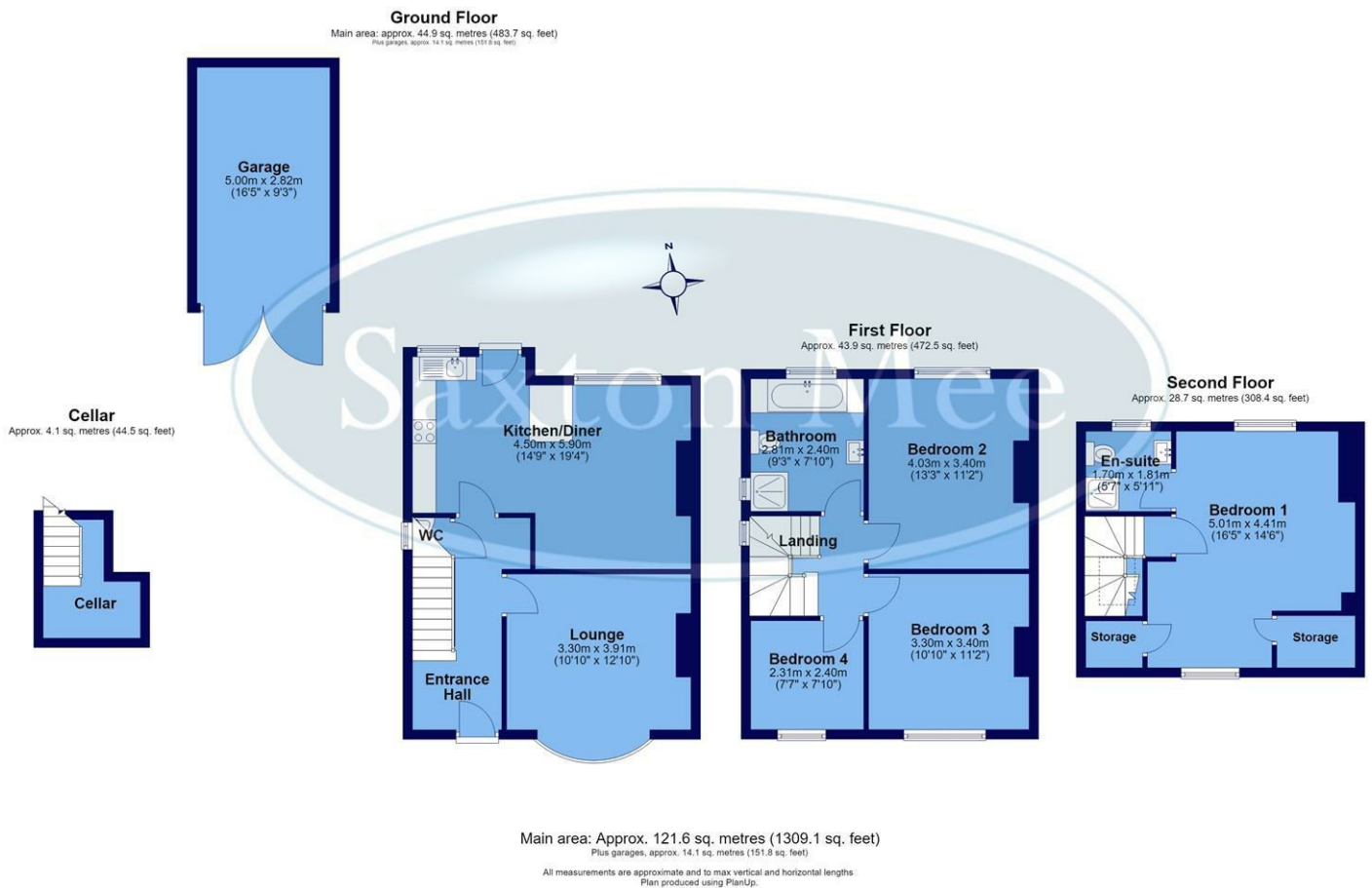
MATERIAL INFORMATION

The property is 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.



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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	