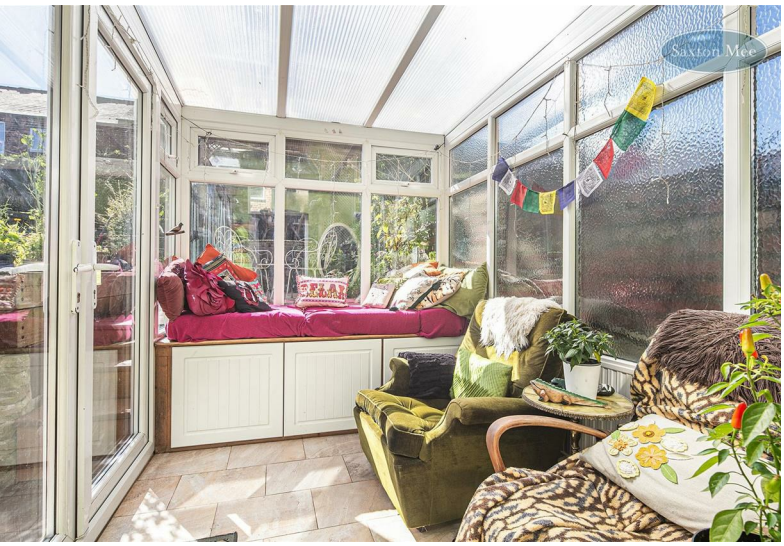
Saxton Mee



Loxley View Road Crookes Sheffield S10 1QY
Offers Around £235,000

St Luke's
Sheffield's Hospice

Loxley View Road

Sheffield S10 1QY

Offers Around £235,000

** NO CHAIN ** BONUS OCCASIONAL THIRD BEDROOM ** TOTAL REFURB ** Space has been fully maximised in this two bed mid terraced house with bonus, spacious third occasional attic bedroom, converted cellar, south facing conservatory and benefits from uPVC double glazing and gas central heating.

In brief, the accommodation comprises: enter via a front door into the lounge with a front window allowing natural light, a multi fuel stove, wood effect flooring and built in shelving with storage to the alcoves. Access into the recently fitted kitchen with a range of base and wall units, feature splash back tiling, a contrasting worktop incorporating sink and drainer, and wood effect flooring. There is access to a useful pantry area with built in shelving and space for a fridge and freezer. Here you will also find steps descending into the converted cellar which is tanked and fully insulated with central heating and power points and is currently used as a recording studio/games room. From the kitchen, a double glazed door allowing maximum light, opens into the south facing conservatory with power points and a tiled floor. Access to the garden is through patio doors.

Stairs rise from the kitchen to the first floor landing with access to two bedrooms and the bathroom. Double bedroom one is to the front aspect and has fitted mirrored wardrobes, storage utilising the alcoves and an original fire place. Bedroom two has been cleverly configured to maximise useable space and features a single bed positioned under the stairwell creating a much more practical floor space. Above the bed is built in storage with additional shelving to one wall and rigid vinyl flooring. The bathroom has a white suite with shower taps, wash basin and WC and vinyl floor covering.

From the landing rises a staircase to the light and airy occasional third attic bedroom which is fully insulated with power points and a Velux window with plenty of fitted storage space under the eaves.

- EARLY VIEWING ADVISED
- POPULAR LOCATION
- TWO BEDROOM TERRACE WITH TANKED CELLAR & OCCASIONAL THIRD ATTIC BEDROOM
- PRIVATE, SOUTH FACING REAR GARDEN
- LOUNGE, KITCHEN & GARDEN ROOM
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- BEAUTIFUL BOLE HILLS RECREATIONAL GROUND
- CONVENIENTLY LOCATED FOR POPULAR CROOKES HIGH STREET
- TAPTON SCHOOL AND KING EDWARDS SCHOOL CATCHMENT
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS

OUTSIDE
Outside there is a great entertainment space in the south facing garden. There is is stone flagged area in front of the conservatory doors and steps to access the decking level where quality pvc decking has been incorporated, this then leads to an attractive roofed gazebo area perfect for alfresco dining. A covered wood storage area has been incorporated and the decking is flanked by flower beds to one side and raised beds to other.

LOCATION
Situated in the sought after area which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools. Bole Hills, a beautiful park with a huge playground, overlooking the picturesque Rivelin River Valley and Peak District just at the end of the road.

MATERIAL INFORMATION
The property is Leasehold with a term of 800 years running from the 31st December 1899.
The property is currently Council Tax Band A.

VALUER
Chris Spooner ANAEA

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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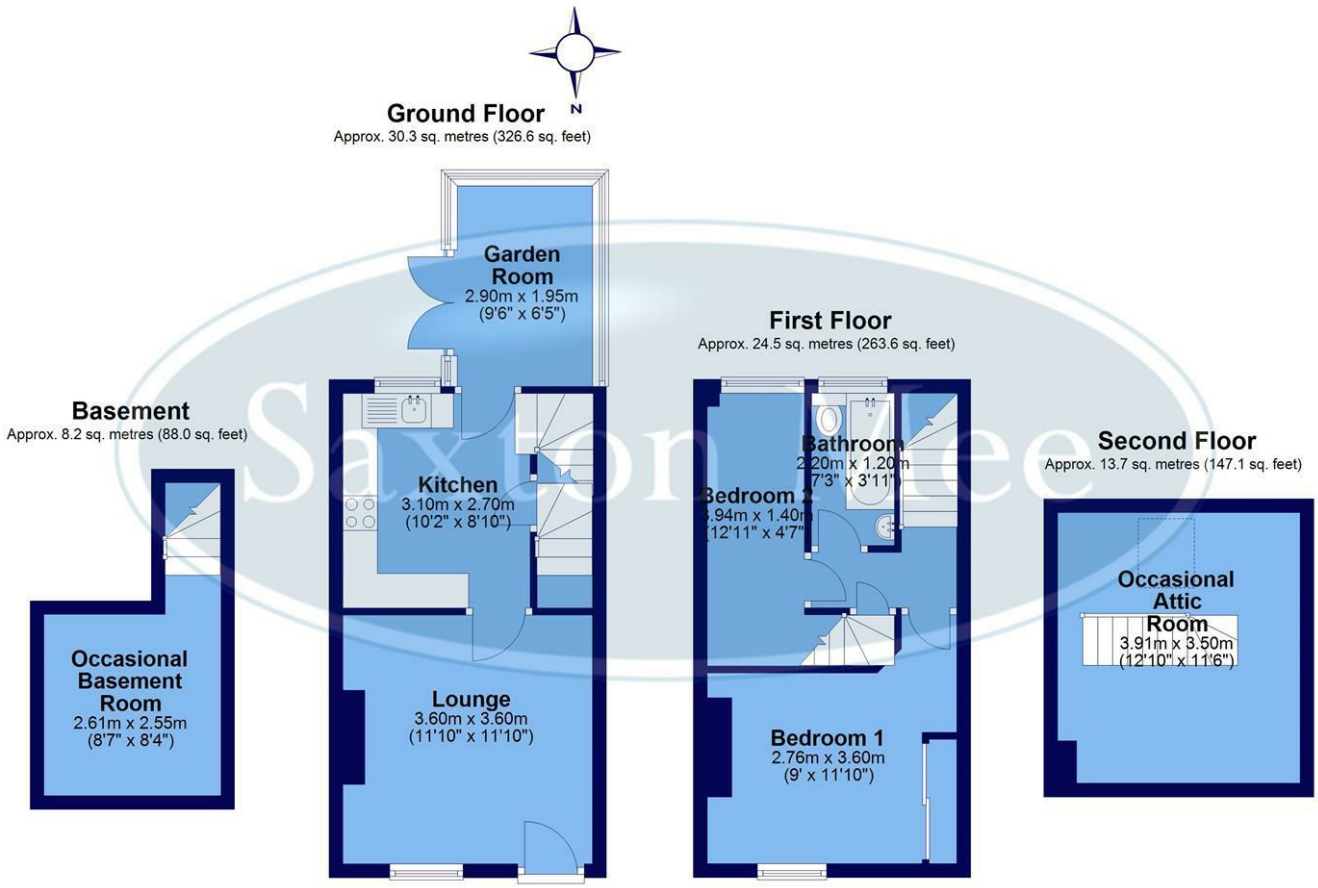

Total area: approx. 76.7 sq. metres (825.4 sq. feet)

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

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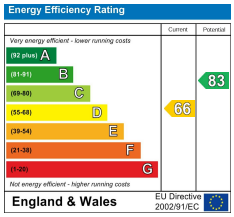
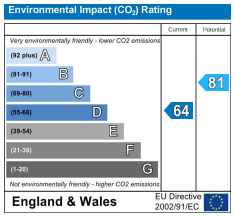
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





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St Luke's Sheffield's Hospice