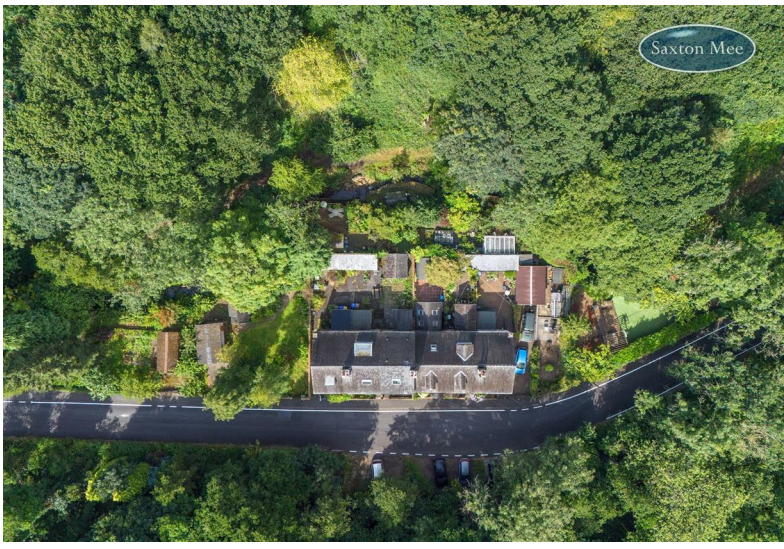
Saxton Mee



Rowell Lane Loxley Sheffield S6 6SH
Offers Around £290,000

St Luke's
Sheffield's Hospice

Rowell Lane

Sheffield S6 6SH

Offers Around £290,000

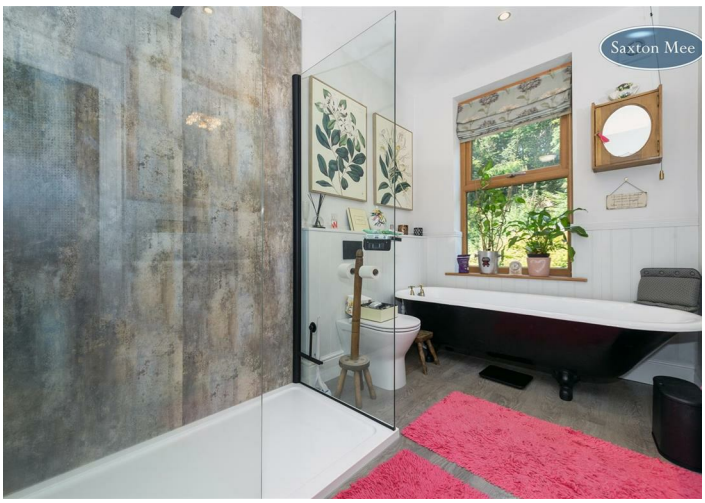
Situated in this sought after location of Loxley within surrounding countryside, including Dam Flask is this larger than average two double bedroom cottage style terrace which has a host of original features including high ceilings. The property enjoys a rear courtyard and a hidden garden which extends beyond the six cottages and benefits from an off-road parking space, garage, uPVC double glazing and gas central heating.

Set over three levels, the well presented living accommodation briefly comprises: enter through a front composite door which opens into the extended porch with access into the fabulous lounge with beams to the ceiling, while the centre piece is the exposed brick chimney breast with wooden fireplace with stone hearth. Double doors then open into the dining room with a lovely feature fireplace again with exposed brick and stone hearth. There are cupboards which open to an under stair storage cupboard. A door then opens into the extended, off-shot kitchen which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven and fridge freezer along with housing and plumbing for a washing machine and dishwasher. Double doors then open onto the rear garden.

From the dining room, a staircase rises to the first floor landing with access into the master bedroom and the bathroom. The good sized master has a cast iron feature fireplace, a large row of fitted wardrobes along with space for furniture. The bathroom houses the gas boiler and has a four piece suite including a walk-in shower, freestanding bath, WC and wash basin.

A further staircase, rises to the second floor and a large attic bedroom with dormer windows to the front and rear and eaves storage.

- VIEWING IS ESSENTIAL
- HIDDEN GARDEN, GARAGE & OFF-ROAD PARKING SPACE
- REAR COURTYARD GARDEN
- TWO DOUBLE BEDROOM COTTAGE STYLE TERRACE WITH A HOST OF ORIGINAL FEATURES
- MODERN OFF-SHOT KITCHEN
- FOUR PIECES SUITE BATHROOM
- LOUNGE & DINING ROOM



OUTSIDE
Separate to the property is an off-road parking space and garage (which is leased for £25.00 p/a). To the front of the property is a low wall which encloses a forecourt. Shared access to the rear leads to a rear forecourt with a brick built outbuilding with utility/shower room.

LOCATION
Within close proximity to the village amenities of Loxley, Storrs, and Stannington. The surrounding countryside, including Dam Flask and the Peak District, is just a short drive away, making it perfect for nature lovers

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.

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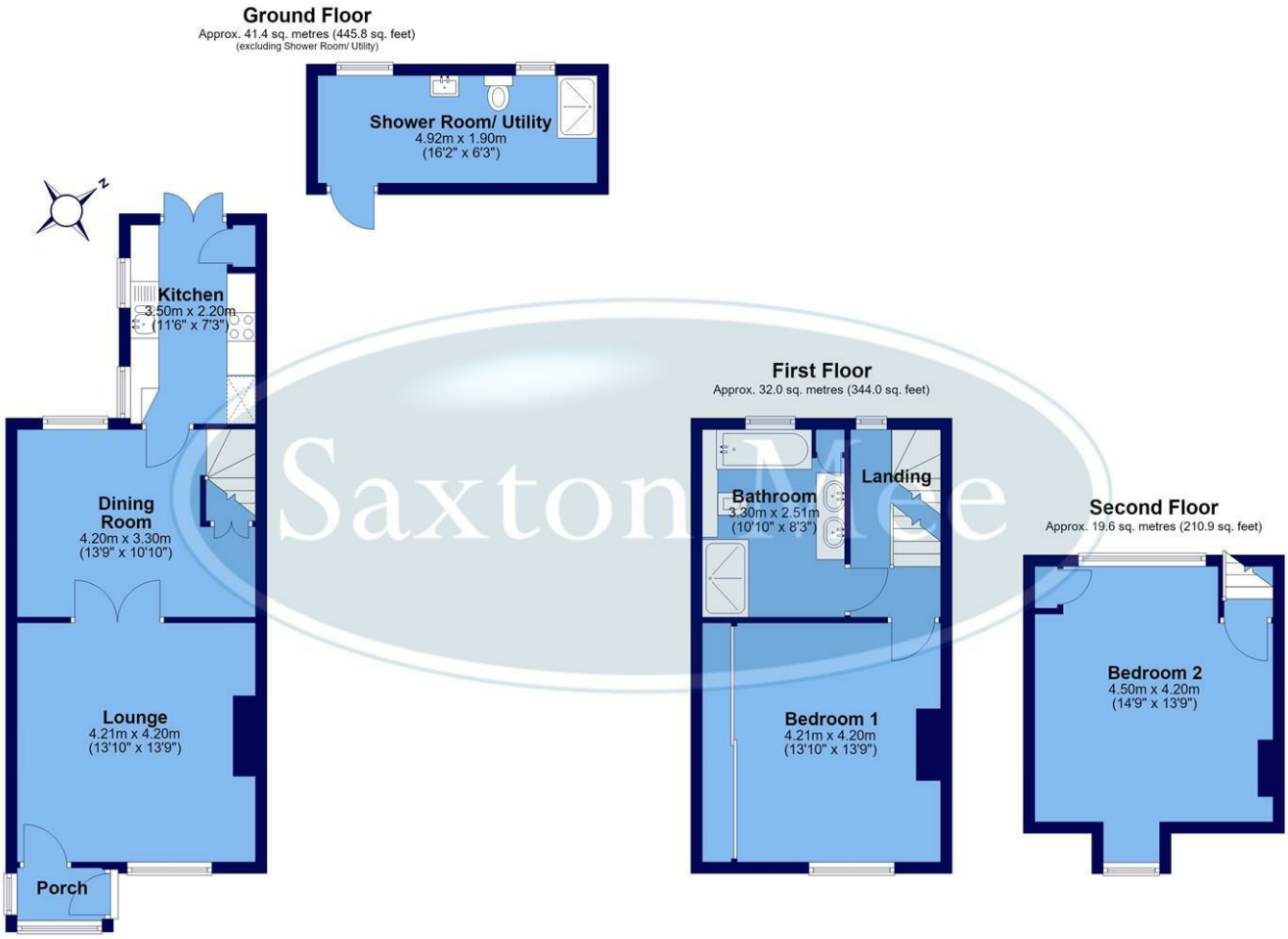

Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

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

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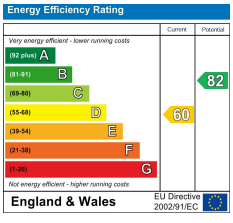
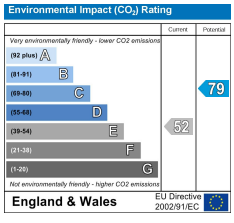
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





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St Luke's Sheffield's Hospice