



21 Cavendish Avenue, Loxley, Sheffield, S6 6TA

£1,000 Per Calendar Month

- Semi detached house
- UPVC double glazing
- Well presented accommodation
- Off-road parking
- Close to open Countryside
- Three bedrooms
- Gas central heating
- Popular and convenient location
- Single garage
- Stunning views to rear of property

21 Cavendish Avenue, Sheffield S6 6TA

Andersons are delighted to offer for rent this charming three bedroom semi detached property, which is located in the ever popular and convenient residential area of Loxley. The property offers well-presented and well-proportioned accommodation over two floors and benefits from gas central heating and uPVC double glazing. Located on the north west fringes of Sheffield, just a short walk to fabulous open countryside and yet only 1 mile to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop located at Malin Bridge.

The accommodation briefly comprises: Entrance Porch, Living Room, and Dining/Kitchen. First Floor: Landing, Three Bedrooms and Bathroom. Outside: Landscaped garden to the front and a an enclosed garden to the rear. there is also a drive which provides ample car standing and in turn leads to a single garage.



Council Tax Band: C



Entrance Porch

With a modern composite door, built in cupboards which provides storage and also houses the electrical consumer unit, there is laminate wood flooring which leads into the living room

Living Room

15'8"(max)x14'7"(max)

A good size living room which benefits from a front facing UPVC double glazed window, central heating radiator, coving, laminate wood flooring and storage below staircase which leads to 1st floor accommodation.

L shaped Kitchen Diner

14'0" m (max) by 13'10" m (max)

The kitchen area is fitted with a comprehensive range of units, above and below square edged work surface with tiled splash backs, providing excellent storage potential. Incorporated within is a single drainer stainless steel sink with mixer taps and there is a freestanding electric cooker as well as space for an automatic washing machine and fridge freezer. There are side and rear facing UPVC double glazed windows, again with great views and coving to the ceiling.

The dining area benefits from a central heating radiator, coving to the ceiling, vinyl flooring and a UPVC double glazed door with matching side panel which leads onto the rear garden.

Landing

Having a side facing UPVC double glazed window and fitted carpets.

Bedroom One

14'0" m x 8'4" m

Having a front facing UPVC double glazed window, central heating radiator and fitted carpet.

Bedroom Two

9'11" m x 8'4" m

With fitted carpet, a central heating radiator and rear facing UPVC double window with stunning views.

Bedroom Three

9'6" m x 5'9" m

Having a front facing UPVC double glazed

window, a central heating radiator, fitted carpets and a built-in single bunk bed.

Bathroom

6'0" m x 5'10" m

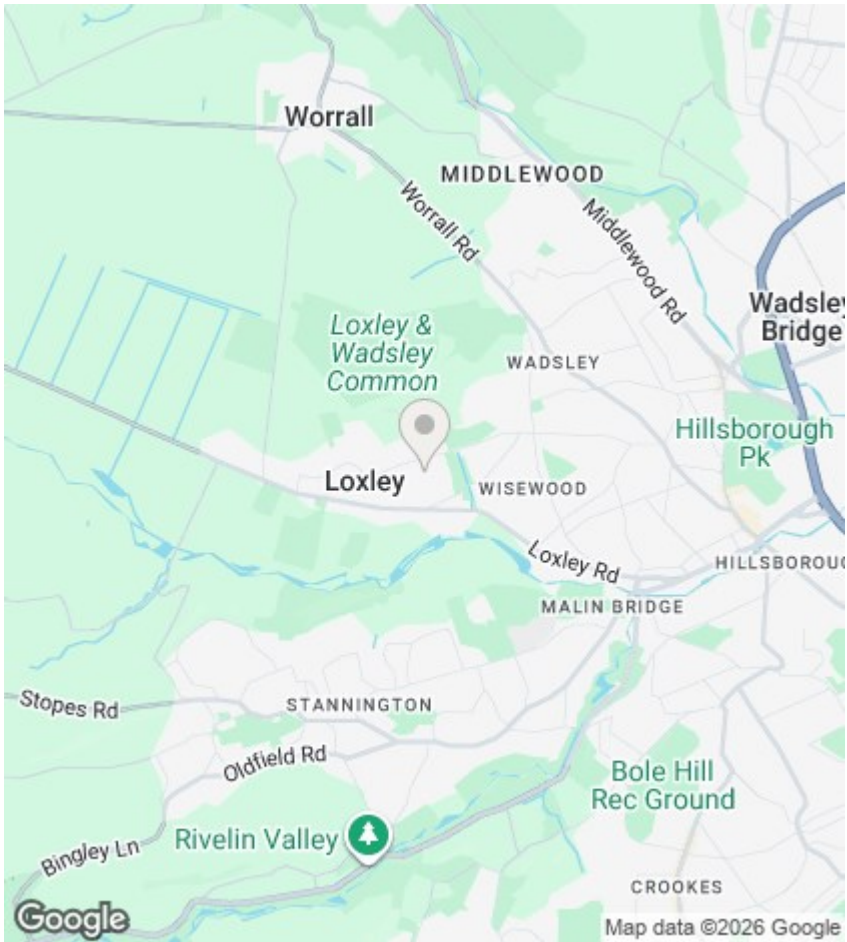
Fitted with a modern three piece white suite comprising of a panelled bath with Mira electric shower over, pedestal wash hand basin and low flush WC. There are ceramic tiles to the walls, fitted vinyl flooring, a chrome ladder style heated towel rail and a rear facing UPVC double glazed window

Rear Garden

To the rear of the property sees an enclosed garden with lawn and small patio and further area of paved garden is located through a secure timber gate.

Front Garden

To the front of the Property see a pleasant gravel garden with mature shrubs and path that leads to the front door. To the side of the property sees a driveway which provides ample cost any space and internal leads to a detached garage with carport area



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

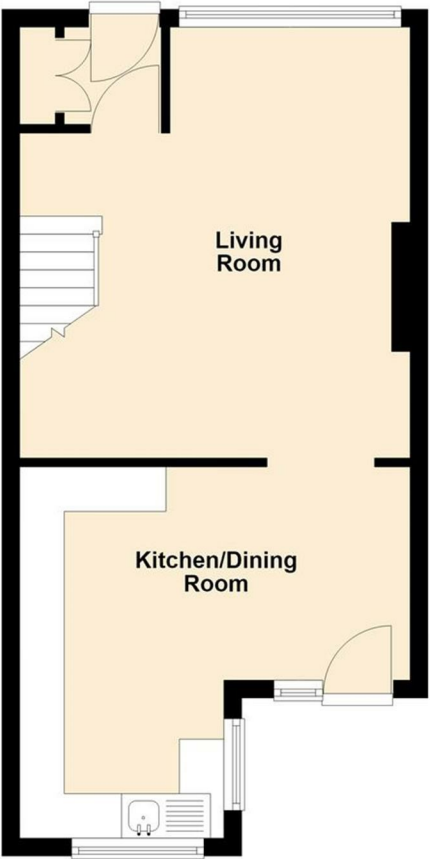
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(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	

GROUND FLOOR

Approx. 36.3 sq. metres (390.5 sq. feet)



FIRST FLOOR

Approx. 32.2 sq. metres (346.6 sq. feet)

