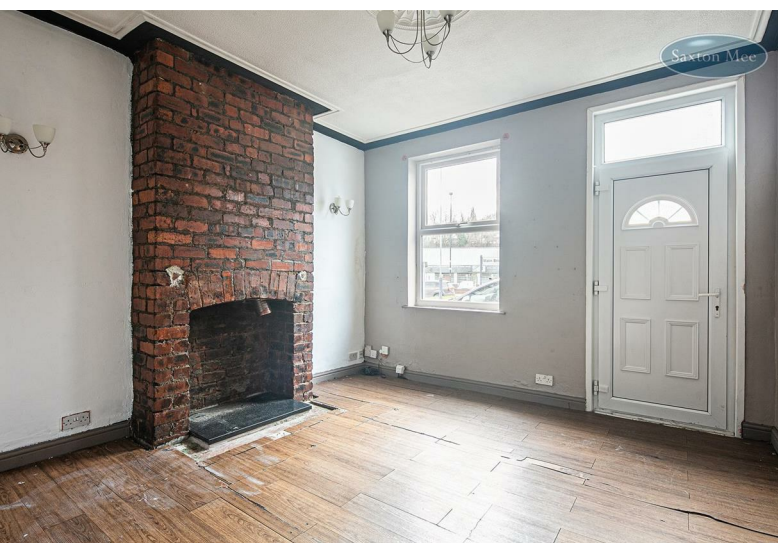


Saxton Mee



Loxley New Road Malin Bridge Sheffield S6 4NG
Price Guide £180,000

Loxley New Road

Sheffield S6 4NG

Price Guide £180,000

GUIDE PRICE £180,000-£190,000 ** OFF-ROAD PARKING ** Situated in this popular residential area is this three bedroom terrace property which has a rear garden and benefits from a gated driveway leading to off-road parking, uPVC double glazing and gas central heating. Ideally located within easy reach of the Supertram network, amenities and local schools including the OFSTED rated outstanding Malin Bridge Primary School. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

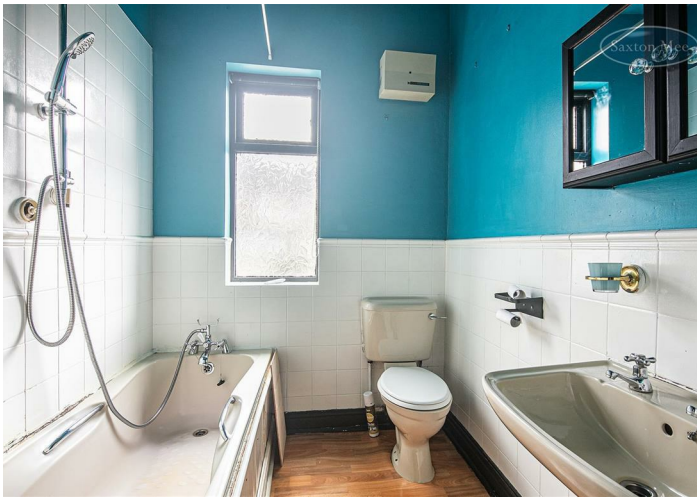
Set over three levels, the living accommodation briefly comprises: enter via a front uPVC door into the lounge with a front window and brick chimney breast. There is access into an inner lobby with a door opening into the kitchen/diner which has a range of units with a worktop which incorporates the sink and drainer. There is space for a washing machine, tumble dryer, oven, American style fridge freezer and the gas boiler. Side uPVC entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom is to the front aspect and has fitted wardrobes and a cupboard. Bedroom two is to the rear aspect. The bathroom has a three piece suite including bath with shower attachment, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three.

- THREE BEDROOM TERRACE PROPERTY
- GATED DRIVEWAY LEADING TO OFF-ROAD PARKING
- LOUNGE
- KITCHEN
- BATHROOM
- POPULAR RESIDENTIAL AREA
- AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

Double gates open to a driveway leading to off-road parking. Rear patio and outbuilding.

LOCATION

Situated within Malin Bridge and close proximity to Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1896.
The property is currently Council Tax Band A.

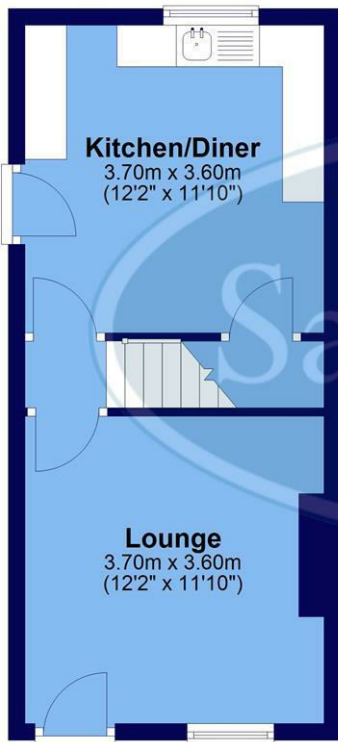
VALUER

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.



Ground Floor
Approx. 30.2 sq. metres (325.1 sq. feet)



First Floor
Approx. 30.2 sq. metres (325.1 sq. feet)



Second Floor
Approx. 16.2 sq. metres (174.4 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-91%) 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 | 58 | 76 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-91%) 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 | 53 | 72 |