

Saxton Mee



Phillips Road Loxley Sheffield S6 6SF
Offers Around £150,000

St Luke's
Sheffield's Hospice

Phillips Road

Sheffield S6 6SF

Offers Around £150,000

**** NO CHAIN ** PARKING **** Situated in the popular residential area of Loxley is this generously proportioned two double bedroom, first floor apartment which enjoys stunning views over Loxley Valley and benefits from allocated parking, a large loft space, uPVC double glazing and gas central heating. The property is set in well-kept communal grounds and ideally placed for amenities and transport links. There is a well presented communal hallway with stairs rising to the first floor.

Tastefully decorated throughout, the living accommodation has a private door which opens into the entrance hall with access into the lounge, kitchen/diner, the two bedrooms and the bathroom. The lounge has a front window enjoying a stunning view, while the feature fireplace is the focal point of the room. The kitchen has a range of wall, base and drawer units with a complementary roll top worktop. Integrated appliances include an electric oven, new four ring induction hob with extractor above along with housing and plumbing for a washing machine. Both bedrooms are double in size. The bathroom has a modern white suite including bath with overhead shower, WC and wash basin set in a combination unit. The property comes with the added benefit of access into the useful loft space, perfect for storage.

Phillips Road is a very popular road ideally located for the beautiful Rivelin and Loxley valleys with walks and cycle routes to Bradfield and Damflask reservoir, ideally placed for local shops and amenities, recreational facilities and excellent transport links including the Sheffield Supertram in Hillsborough.

- EARLY VIEWING ADVISED
- TWO BEDROOM, FIRST FLOOR APARTMENT
- STUNNING VIEWS OVER THE LOXLEY VALLEY
- LOUNGE & KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- USEFUL LOFT SPACE
- ALLOCATED PARKING SPACE
- WELL-KEPT COMMUNAL GROUNDS
- AMENITIES CLOSE-BY
- EXCELLENT TRANSPORT LINKS





OUTSIDE

Well maintained communal gardens, carpark providing allocated parking.

LOCATION

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MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1997. Management fee £43.00 per month. The property is currently Council Tax Band B.

VALUER

Chris Spooner

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.



Approx. 51.6 sq. metres (555.2 sq. feet)

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 51.6 sq. metres (555.2 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		76
England & Wales		75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		76
England & Wales		75