



Loxley Road Malin Bridge Sheffield S6 4TE
Guide Price £220,000

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GUIDE PRICE £220,000-£230,000 ** NO CHAIN ** NO THIRD PARTY ACCESS OVER THE REAR **
Situating in this popular residential area is this stone fronted, three bedroom, two bath/shower room end terrace property which has gardens to the front and rear and benefits from 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.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a rear uPVC door into the entrance lobby with access into the kitchen/diner and the bathroom. The kitchen/diner has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, and space for a fridge freezer. There are two side windows and a rear window allowing lots of light. A door opens into the inner lobby which has a trap door giving access to the cellar going under the lounge. The lounge to the front has a large window allowing natural light as well as enjoying the views and a front uPVC entrance door. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and a shower room. The principal bedroom is to the front of the property. Bedroom two has a storage cupboard which goes over the stairs and also houses the gas boiler. The shower room has a WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has a dormer window.

- THREE BEDROOM END TERRACE PROPERTY
- LOUNGE & KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- SHOWER ROOM
- CELLAR
- REAR GARDEN WITH NO THIRD PARTY ACCESS
- POPULAR LOCATION
- CLOSE TO AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

A stone wall encloses a front garden. Shared access leads to the rear garden with no third party access and is mostly laid to lawn.

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

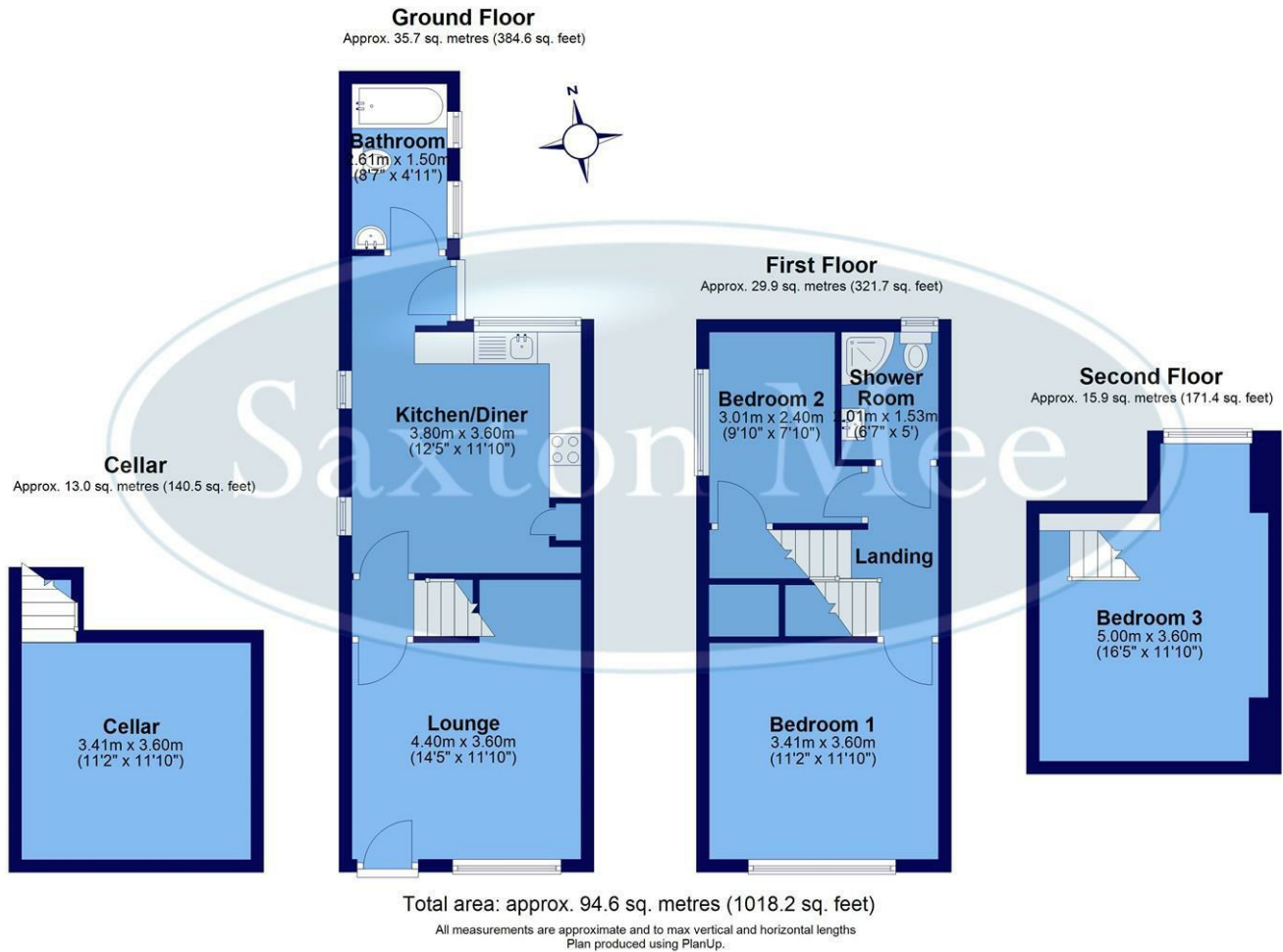
The property is Leasehold with a term of 800 years running from the 25th March 1909.

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.



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