



Dunkerley Road Loxley Sheffield S6 6RB  
Guide Price £270,000

## Dunkerley Road

Sheffield S6 6RB

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GUIDE PRICE £270,000-£280,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated near the end of this quiet cul-de-sac position on an admirable corner plot is this three bedroom, semi detached property which enjoys fantastic views from both the front and rear and benefits from a modern boiler, gas central heating, uPVC double glazing, cavity wall insulation and loft insulation. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises: uPVC entrance door which opens into the entrance hall with an under stair storage. Access into the lounge with a large front window filling the room with natural light. A sliding door opens into the dining room with sliding patio doors opening onto the rear garden. Accessed from both the dining room and entrance hall is the kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated double electric oven. Rear entrance lobby which gives access to two storage rooms and a downstairs WC. From the entrance hallway, a staircase rises to the first floor landing with access into the loft space, storage cupboard, the three bedrooms, wet room and separate WC.

- VIEWING IS A MUST!
- IN NEED OF MODERNISATION
- LOUNGE/DINING ROOM & KITCHEN
- DOWNSTAIRS WC
- FANTASTIC FRONT & REAR VIEWS
- GOOD SIZE REAR GARDEN





**OUTSIDE**

Situated on an admirable corner plot with a shared driveway which leads to a car port (in need of repair). Front garden. A well established, good size garden to the rear which includes a lawn and apple tree.

**LOCATION**

Located in the popular residential area of Loxley with local amenities close by, regular public transport links and good local schools. On the edge of beautiful countryside and lovely country walks. Good local schools.

**MATERIAL INFORMATION**

The property is Freehold and 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. 58.4 sq. metres (628.4 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 99.1 sq. metres (1066.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(1-10)	G		
Very energy efficient - lower running costs		70	84
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-50)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Very environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	