

# Saxton Mee



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Leaton Close Loxley Sheffield S6 6RH  
Offers Around £325,000



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**\*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\*** Enjoying the stunning views and situated near the end of this quiet cul-de-sac in the heart of Loxley is this fabulous, three double bedroom, stone fronted semi detached property which enjoys a lovely rear garden and benefits from uPVC double glazing and gas central heating.

Set over four levels (including the cellar) the spacious living accommodation briefly comprises: enter via a side composite door into the entrance lobby. A door then opens into the excellent sized, open plan lounge and dining room. The lounge has an electric fire set in an attractive surround and dual aspect windows allowing natural light to flow through the room. Access into the galley style kitchen which has a modern and contemporary range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, fridge and freezer. There is a rear composite door.

From the entrance lobby, a staircase rises to the first floor landing with a storage cupboard and access into two bedrooms and the bathroom. The principal double bedroom is to the front aspect and has a fitted wardrobe. Double bedrooms two enjoys the stunning rear outlook. The bathroom houses the gas boiler and has a four piece suite including a double shower enclosure, bath, WC and wash basin, complemented with a chrome towel radiator.

A further staircase rises to the second floor and attic double bedroom three with a side window, a large Velux window and access into the eaves providing storage.

- LOVELY FAMILY HOME
- THREE DOUBLE BEDROOMS
- STUNNING VIEWS
- SOUTH FACING REAR GARDEN
- EXCELLENT SIZED LOUNGE & DINING ROOM
- GALLEY STYLE KITCHEN
- FOUR PIECE SUITE BATHROOM
- CELLAR OFFERING USEFUL STORAGE
- HIGHLY REGARDED LOCATION IN THE HEAR OF LOXLEY
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





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**OUTSIDE**

To the front is a low wall with wrought iron railings encloses a garden area. A path leads down the side of the property and continues via a gate to the fully enclosed, south facing rear garden with two patio areas, lawn and a garden shed.

**LOCATION**

Situated on the north-west edge of Sheffield, Loxley is one of the city's most desirable semi-rural suburbs — offering the perfect blend of countryside tranquility and city convenience. The area sits on the edge of the Peak District National Park, with breath-taking scenery, walking trails, and cycling routes right on the doorstep, including easy access to the picturesque Loxley and Rivelin Valleys. Families are drawn to Loxley for its outstanding school catchment, with nearby primary and secondary schools such as Loxley Primary, Forge Valley, and Bradfield School all highly regarded. There's a real sense of community here, with local pubs, cafés, and independent shops close by, as well as larger amenities in nearby Hillsborough and Malin Bridge. Excellent transport links make commuting simple — with regular bus routes into Sheffield city centre, and easy access to major roads leading towards Manchester, Barnsley, and the M1 motorway. For those who love the outdoors but need city connectivity, Loxley offers an unbeatable lifestyle balance.

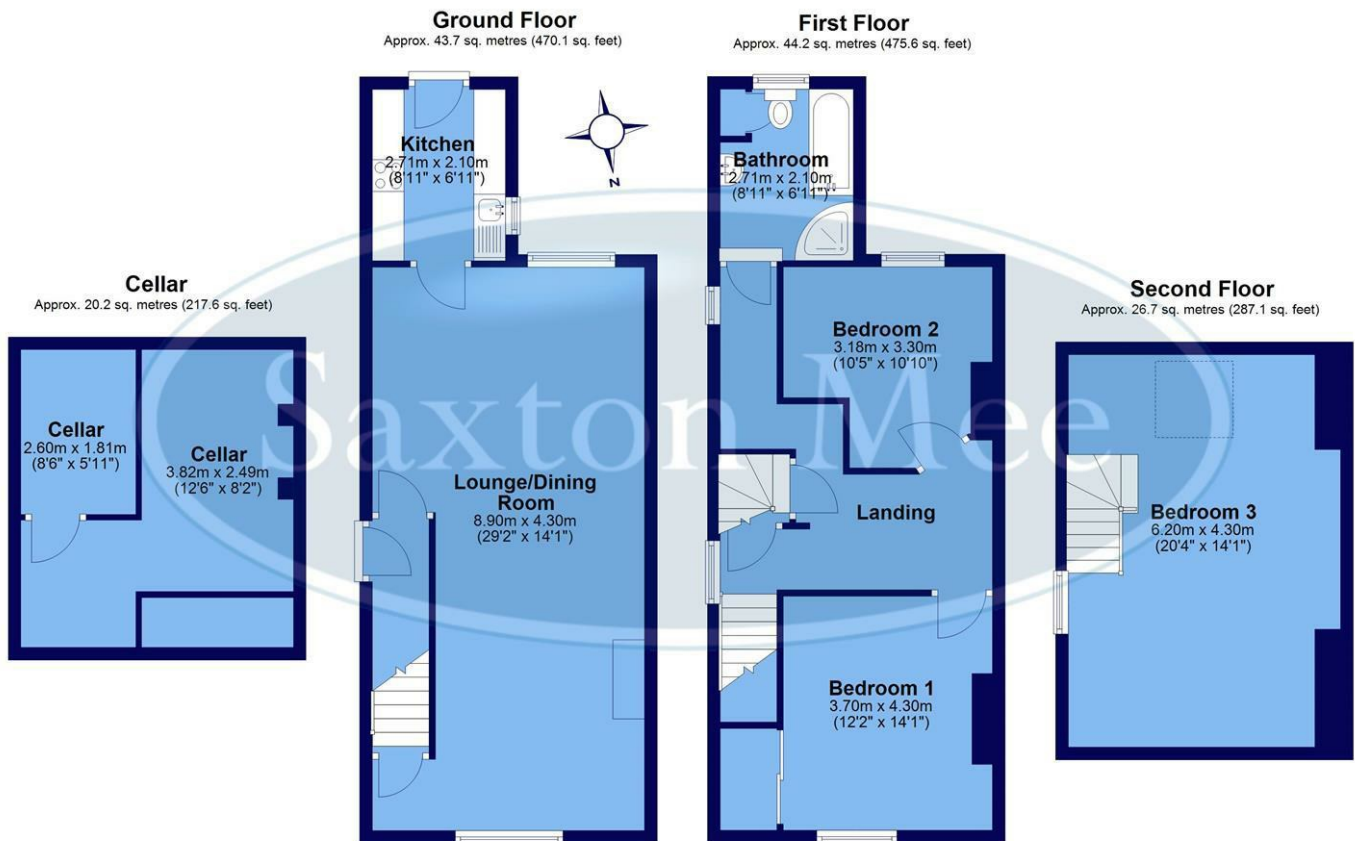
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band C.

**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.



Total area: approx. 134.7 sq. metres (1450.3 sq. feet)  
 All measurements are approximate and to max vertical and horizontal lengths  
 Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs		62	77
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	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		56	71
England & Wales		EU Directive 2002/91/EC	