



22, Cavendish Avenue, Sheffield, S6 6TA

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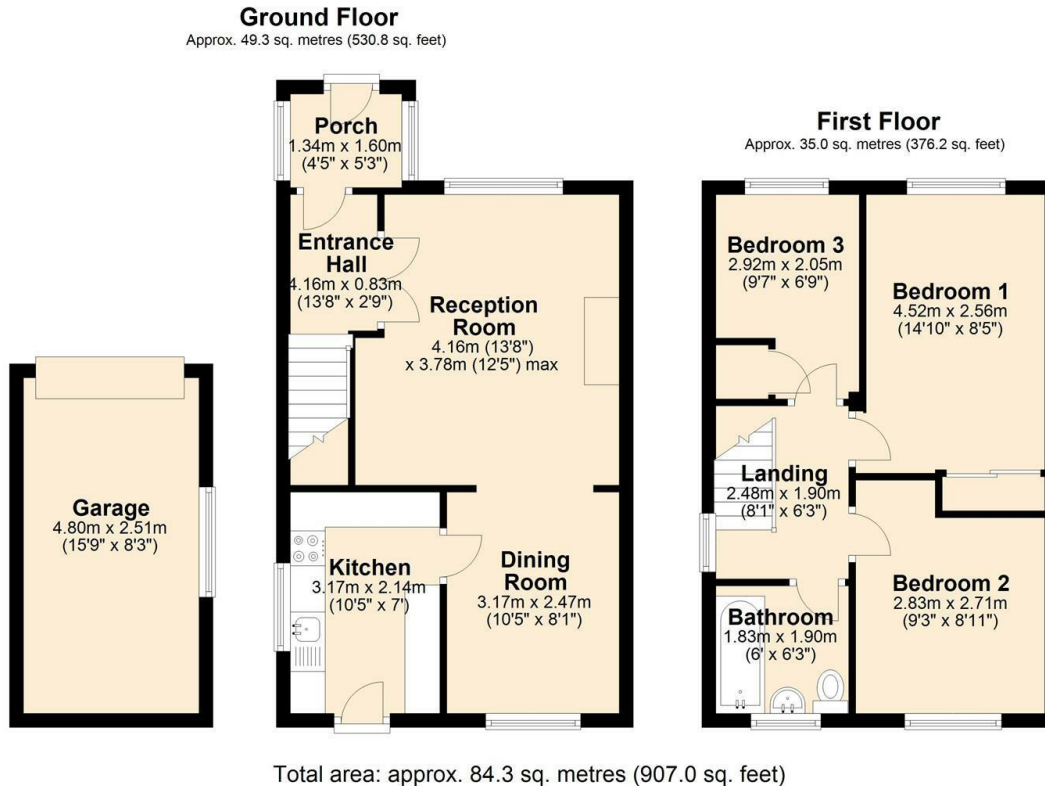
Description.

This superb home is beautifully presented throughout its two floors of accommodation and features a modern interior which is complemented by the low maintenance, landscaped garden to the rear. The property boasts three bedrooms (two of which are doubles), a luxurious, marble tiled bathroom and a stylish kitchen which twins elegant granite working surfaces with modern wall and base units. The property also benefits from far reaching, rooftop views towards Walkley and an attractive scheme of home decor throughout. With off road parking at the front for one car and a garage that provides excellent storage solutions, this house has the lot and can be moved into straight away with no need for any works to be completed in advance. The area of Loxley is highly regarded, being close to the surrounding countryside for scenic walks yet also conveniently placed for local amenities and transport links from Malin Bridge that lead into town or beyond. Loxley has a number of sports fields and a popular primary school making it a great place to raise your family. An early viewing is very much advised.

- Three bedrooms including two good doubles (one with fitted wardrobes).
- Sitting room with contemporary gas fire.
- Dining room overlooking the landscaped garden.
- Modern fitted kitchen with granite work surfaces and access to the rear garden.
- Porch opening to the welcoming reception hall with clear glazed door to the sitting room.
- Luxurious bathroom with marble tiling framing the sanitary ware.
- Low maintenance rear garden with astroturf, fixed seating and a separate, BBQ terrace to the rear of the garage.
- Off road parking leading to a garage.
- Modern central heating system and UPVC double glazing.
- EPC rating D64, 999 year lease from 1975 with £26 per annum ground rent.







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