The Mill House, Apt 8 Corn Mill Court, Loxley Road, Sheffield, S6 4TN
Price guide £160,000 to £165,000
Apt 8 Corn Mill Court
Loxley Road
Price guide £160,000 to £165,000

PRICE GUIDE £160,000-£165,000 **AN EARLY INSPECTION IS HIGHLY RECOMMENDED ** ORIGINALLY A CORNMILL, THE PROPERTY DATES BACK TO 1679. HAVING CHARM AND CHARACTER THROUGHOUT IS THIS EXCLUSIVE, GATED DEVELOPMENT OF 23 INDIVIDUALLY DESIGNED APARTMENTS BEING A MIX OF CONVERSION AND NEW BUILD WITH ALLOCATED PARKING AND SET IN AN ATTRACTIVE COURTYARD WITH BEAUTIFUL GARDENS. Apartment 8 is a first floor apartment and benefits from gas central heating and wooden Georgian style double glazing. The accommodation comprises: spacious hallway, open plan living room with bespoke breakfast kitchen with ceramic hob, oven, extractor hood over and a washer/dryer. Two bedrooms, family bathroom and ensuite to master. LED lighting throughout. Original truss beams and vaulted ceiling.

- EXCLUSIVE GATED DEVELOPMENT, 2 BEDROOMED APARTMENT
- DOUBLE GLAZED
- FAMILY BATHROOM AND ENSUITE
- MODERN FITTED KITCHEN
- ALLOCATED PARKING WITH LIGHTING AND CCTV
Outside: There is access over the bridge to a seating area looking over the Goit and waterwheel which is in original working order and the River Don. Situated in this extremely popular location of the Loxley Valley within close proximity of countryside walks, good local amenities, regular public transport, shops and reputable schools. The Supertram link at Malin Bridge is closeby. EPC Rating B.


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. 72.4 sq. metres (779.8 sq. feet)

- **Entrance Hall**
- **En-suite** 1.71m x 2.29m (5'7" x 7'6")
- **Bedroom 1** 2.60m x 4.58m (8'6" x 15'\)
- **Bathroom** 2.60m x 1.71m (8'6" x 5'7")
- **Bedroom 2** 2.86m (9'5") max x 4.12m (13'6")
- **Lounge** 6.50m x 6.20m (21'4" x 20'4")

Total area: approx. 72.4 sq. metres (779.8 sq. feet)