



**Corn Mill Court Loxley Road, Malin Bridge Sheffield S6 4TE**  
**Price Guide £155,000**



## Corn Mill Court

Sheffield S6 4TE

**Price Guide £155,000**

PRICE GUIDE £155,000-£160,000 \*\* VIEWING ADVISED

\*\* Offered to the market for sale with NO ONWARDS CHAIN is this immaculately presented first floor apartment with it's own private access and allocated parking. The site, originally the former Corn Mill dates back to 1679 has been re-developed, with this particular block being constructed in 2007. Benefiting from gas central heating and double glazing. In brief, the accommodation comprises: spacious entrance hall. Superb open plan lounge/kitchen with double doors opening on to a Juliet balcony enjoying the river views and filling the room with natural light, the kitchen having a range of wall, base and drawer units, integrated oven, fridge freezer, four ring hob and extractor, plumbing for a washing machine. Two good size bedrooms. Three piece suite bathroom including bath with shower over, WC and wash basin.

- EXCLUSIVE GATED DEVELOPMENT
- 2 BEDROOMED APARTMENT
- DOUBLE GLAZED
- RIVER VIEWS
- FITTED KITCHEN
- ALLOCATED PARKING WITH LIGHTING AND CCTV





## OUTSIDE

Allocated parking. 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.

## LOCATION

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 close by.

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. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Plan produced using PlanUp.

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