

Saxton Mee



**Loxley View Road Crookes Sheffield S10 1QZ**  
**Price Guide £190,000**

**St Luke's**  
Sheffield's Hospice

# Loxley View Road

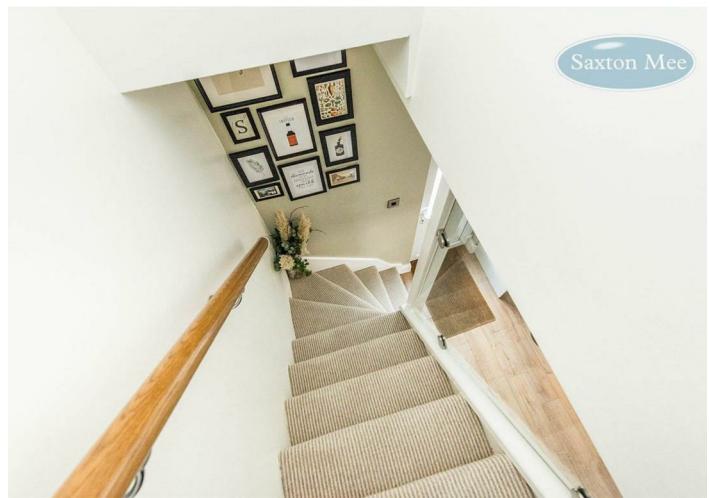
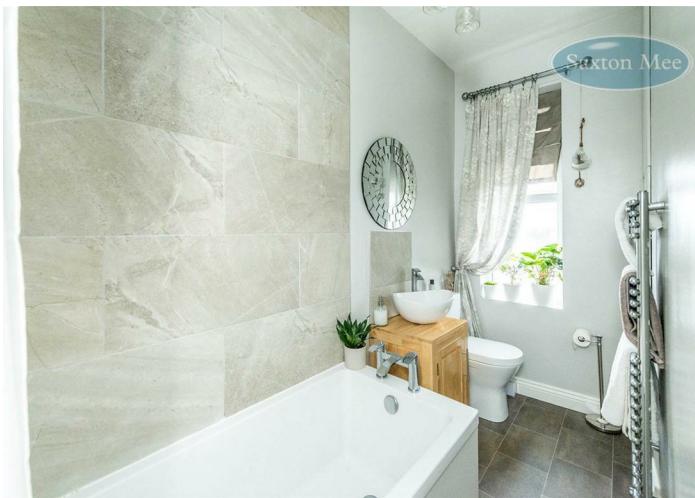
Sheffield S10 1QZ

**Price Guide £190,000**

PRICE GUIDE £190,000-£200,000 A stunning three bedroom mid terrace property which has the benefit of going over the passageway. An internal inspection is highly recommended and is perfect for a first time buyer. The property benefits from uPVC double glazing and gas central heating with modern radiators throughout. The accommodation briefly comprises: beautifully fitted dining kitchen with integrated appliances including a fridge freezer, oven and hob, dishwasher, wash dryer, attractive work tops and under stair storage. Stunning well proportioned lounge with wood burner. First floor: three bedrooms, two being double and one single and a modern bathroom with full suite and beautifully tiled..

- STUNNING ACCOMMODATION
- THREE BEDROOMS
- BEAUTIFULLY FITTED KITCHEN
- EASILY MAINTAINED GARDEN
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





## OUTSIDE

Easily maintained, beautifully planted garden to the rear. Garden shed.

## LOCATION

Located in this highly sought after location of Crookes within walking distance of restaurants, excellent local shops, banks, greengrocers etc. Excellent public transport. Easy access to Universities and Teaching Hospitals. Highly regarded local schools. Walking distance to the Bole Hills.

## DISCLAIMER

Disclaimer: In order to comply with the Estate Agents act of 1979, we must disclose that a member of staff has a vested interest in this property.

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. 25.3 sq. metres (272.8 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 58.7 sq. metres (631.9 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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Hillsborough  
Stocksbridge**

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[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	86