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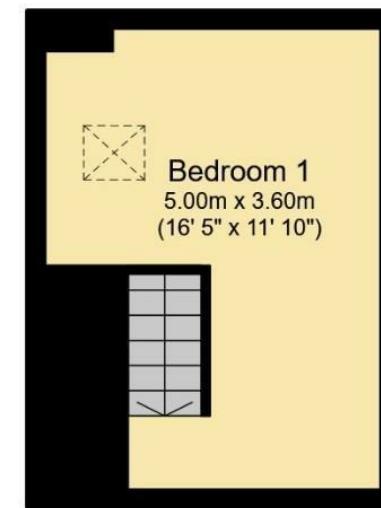
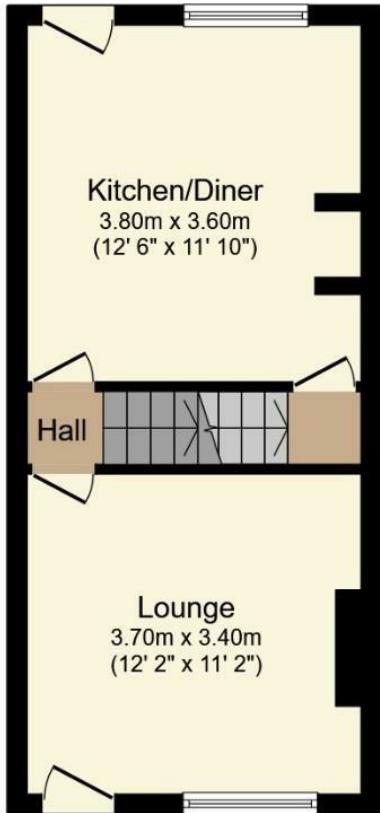
337 Loxley Road, Sheffield, S6 4TH

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Asking Price £215,000

Hunters Hillsborough are delighted to present a stone-fronted three-bedroom mid terrace home situated in the increasingly popular district of Loxley. Perfect for first-time buyers, young professionals, or families, this property combines a prime location close to nature and to excellent amenities. Benefiting from being over the passageway allowing additional space to the first floor, viewing is highly recommended. Entry via the side door into the inner lobby with newly laid laminate flooring running throughout the house, stairs rise to the first floor. Superb kitchen-diner with a range of new wall and base units, modern grey fronts and marble-effect work surfaces. Eye level integrated electric oven and induction hob, fridge, freezer, dishwasher, and space for a freestanding washing machine. This inviting space is perfect for cooking, dining, and gathering with friends and family. Bright and spacious lounge with double coving and a front-facing window that fills the room with natural light and offers ample space for cosy evenings, playing with kids, or entertaining guests.

The first floor offers a generous master bedroom, beautifully finished with attractive flooring, two large windows that bathe the room in light, ample space for furniture, and a handy storage cupboard under the stairs. To the rear on the first floor are another double bedroom/office and the family bathroom with a freestanding tub, shower cubicle, W/C and sink basin. Stairs rise to the attic bedroom having a Velux window and eaves storage. Outside, the property is set back from the road behind a private front garden, while the rear offers a secluded, south-facing suntrap garden. This delightful outdoor space features a patio area perfect for summer barbecues, a lawn surrounded by shrubs and plants, and a brick-built outhouse for added practicality.



Total floor area 91.0 m<sup>2</sup> (980 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## LOCAL AREA

Loxley Road is well-placed for reputable schools, local shops and pubs. There's an abundance of local country walks through Loxley & Rivelin Valley along with close proximity to Bradfield and the Peak District. Regular public transport and great access links to the city centre.

## GENERAL REMARKS

### TENURE

This property is Freehold

### RATING ASSESSMENT

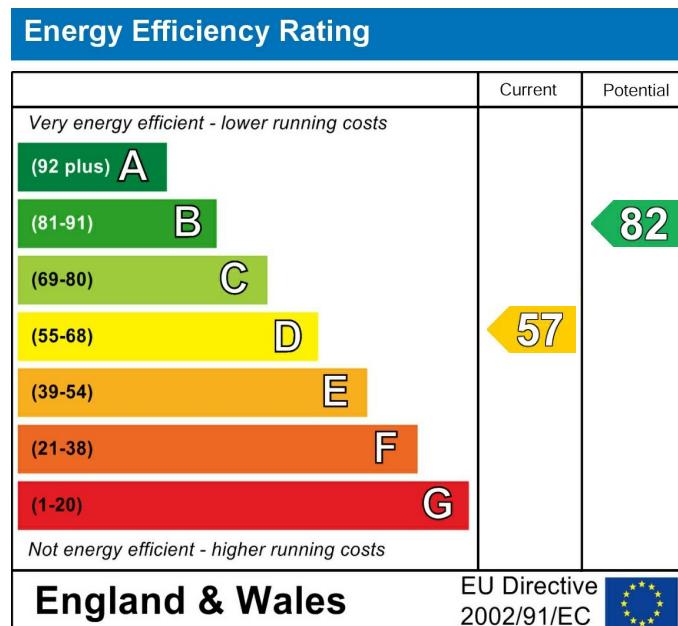
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

