

## Marketing Preview

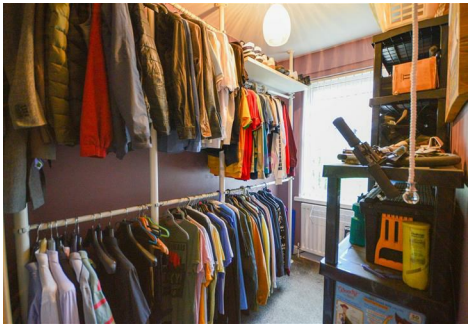


**24 Loxley New Road, Sheffield, S6 4NG**

**£210,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





A fantastic opportunity to purchase this modern and ready to move into three bedroom terraced property which is situated in a highly sought after area. Being deceptively spacious and offering two reception rooms and a low maintenance rear garden. On a tram route, close to amenities and ideal links to Sheffield City Centre and M1 Motorway. Perfect for first time buyers or buyers looking to downsize!

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

## SUMMARY

A fantastic opportunity to purchase this modern and ready to move into three bedroom terraced property which is situated in a highly sought after area. Being deceptively spacious and offering two reception rooms and a low maintenance rear garden. On a tram route, close to amenities and ideal links to Sheffield City Centre and M1 Motorway. Perfect for first time buyers or buyers looking to downsize!

## LOUNGE 11'8" x 11'10"

Enter via a uPVC door into the lounge with painted walls and laminate flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

## INNER HALLWAY

Having carpeted flooring, a stair rise to the first floor and door to the kitchen/diner.

## KITCHEN/DINER 11'8" x 12'1"

A modern kitchen/diner fitted with ample high gloss wall and base units and solid wood worktops. Stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a washing machine and tumble dryer. Spot lighting, radiator and window to the rear. Mosaic tile effect flooring, composite door to the rear and access to the cellar via a trap door.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with spot lighting, radiator and doors to the three bedrooms and shower room.

## BEDROOM ONE 11'10" x 12'0"

A large double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front. Cast iron feature fireplace and an over stairs storage cupboard.

## BEDROOM TWO 7'7" x 9'10"

A single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 5'9" x 9'6"

A stylish shower room having a shower cubicle with an overhead and handheld shower, vanity wash basin and close coupled WC. Spot lighting and obscure glass window. Vinyl flooring with under floor heating and part tiled walls.

## BEDROOM THREE 11'10" x 16'4"

A light, airy and large double attic bedroom with neutral decor, carpeted flooring and a feature brick painted wall. Two ceiling lights, radiator and velux style window. Eaves storage.

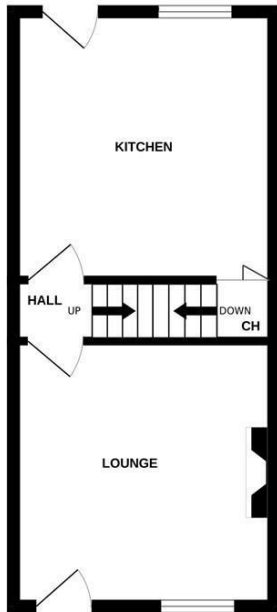
## OUTSIDE

To the rear of the property is a low maintenance and beautifully presented garden with a brick paved patio area, a lawn area and a shed. Solar panels and shared access via the neighbours.

## PROPERTY DETAILS

- LEASEHOLD, 671 YEARS REMAINING, £7PA GROUND RENT

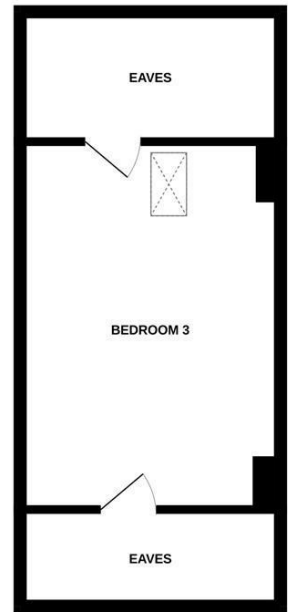
GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

