





492 Loxley Road

Loxley • Sheffield • S6 6RS

Guide Price £200,000 - £215,000

A fabulous stone built 2-bedroom cottage located on Loxley Road, commanding stunning views across the valley. Benefits from a semi-rural, sought-after location, beautifully presented with a raised, enclosed rear garden. Features combination gas central heating, double glazing, a modern kitchen, and shower room. A composite front door opens into the bright and airy open plan living space, taking full advantage of the views on offer. To one side is a homely lounge centred around a log burning stove upon a stone hearth. Adjoining is the dining kitchen, fitted with cream gloss wall and base units, complementary worktops and a wood effect floor. Integrated appliances include a fridge freezer, dishwasher, electric oven and gas hob, There is space for a dining table and rear door access. Open stairs lead to the first floor comprising of 2 bedrooms and a shower room. The master bedroom overlooks Loxley Valley with far reaching woodland views, and is presented in neutral tones and made to measure wardrobes. At the rear is a smaller bedroom looking out onto the garden, housing the combination boiler within built-in units. A modern shower room is majority tiled and finished with a decorative vinyl floor. Externally, a raised forecourt with iron railing creates a great first impression and privacy from the road. At the rear, accessed around the side of the property is an elevated, enclosed lawn with decked terrace and outbuildings, completed by wooden sleepers and attractive planting. Loxley Road is a popular road, well-placed for reputable schools, local shops and amenities in Hillsborough and recreational facilities. There are many local 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, hospitals, and the universities.



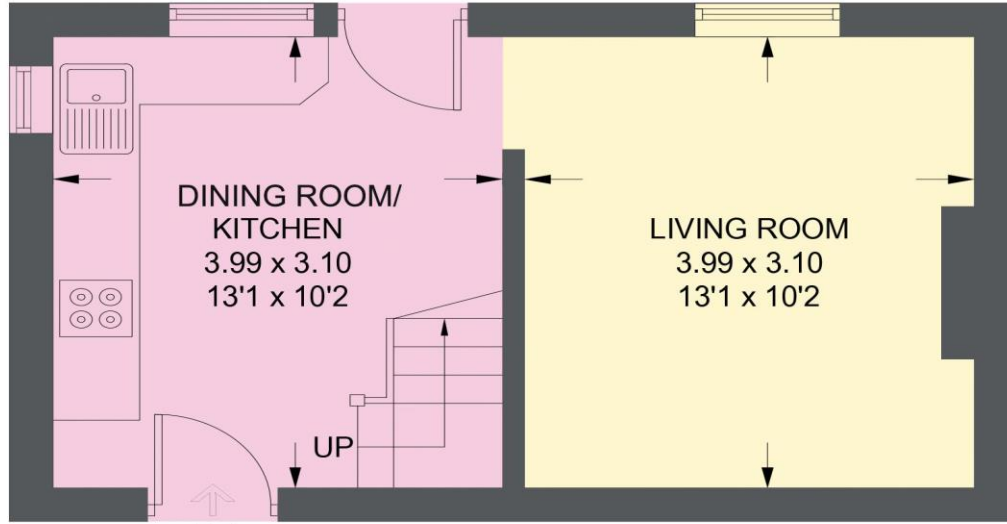
- Stone Built Cottage In Loxley
- Sought-After Semi-Rural Location
- 2 Bedrooms
- Cosy Lounge with Log Burning Stove
- Modern Kitchen with Integrated Appliances

- Stunning Views Over Loxley Valley
- Combination Boiler & Double Glazing
- Enclosed Lawned Rear Garden
- Freehold
- Council Tax Band A, EPC Rating E



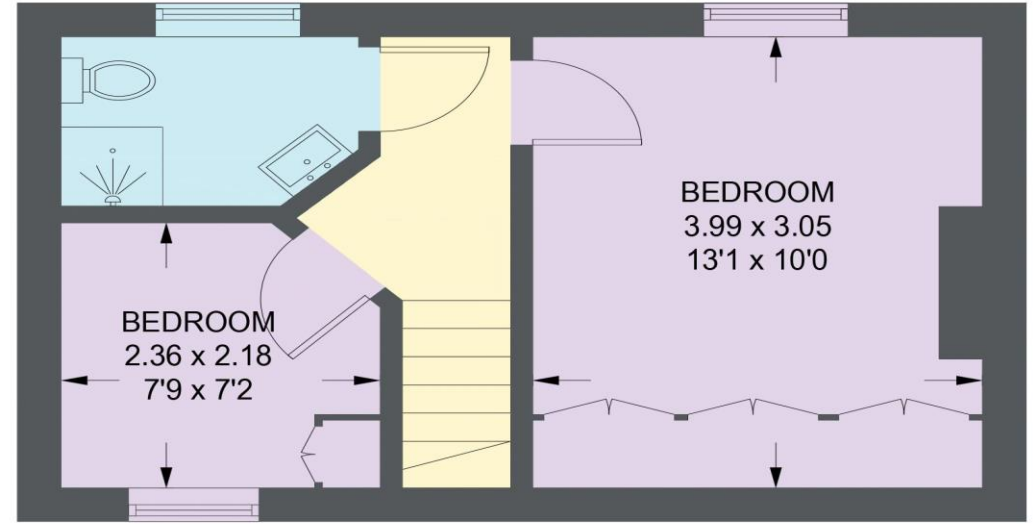
492 LOXLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 51.1 SQ M / 550 SQ FT



IN

GROUND FLOOR
25.7 SQ M / 277 SQ FT



FIRST FLOOR
25.4 SQ M / 273 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.