



## Loxley View Road, Crookes, S10

Asking Price £250,000

- NO ONWARD CHAIN - VIEWING ADVISED
- LOUNGE WITH FEATURE LOG BURNING FIRE
- FAMILY BATHROOM
- FANTASTIC THREE BEDROOM MID TERRACED PROPERTY
- TWO FIRST FLOOR BEDROOMS
- LOW MAINTENANCE PAVED AND DECKED REAR GARDEN
- OPEN PLAN DINING KITCHEN WITH ISLAND AND BI-FOLD DOORS TO REAR
- GOOD SIZED ATTIC BEDROOM THREE
- COUNCIL TAX BAND A - £1,512.43 - LEASEHOLD

# Loxley View Road, Crookes, S10

**\*\* NO ONWARD CHAIN \*\* GREAT THREE BEDROOM MID TERRACED PROPERTY \*\*** Located in the much sought after S10 postcode, close to excellent and varied local amenities. Also laying within the catchment for outstanding schools. This fully renovated property has many outstanding features, including bi-folding doors from the dining kitchen to the rear garden and a log burning fire in the lounge. Beautifully presented throughout, the property briefly comprises of; Open plan kitchen dining room; Inner lobby; Lounge with log burning fire; Two bedrooms to the first floor; Family bathroom; Attic bedroom three to the second floor; Decked and paved rear garden;



Council Tax Band: A



## **REAR ENTRANCE DOOR**

Currently used as the main access door by the vendor, opening to the dining kitchen;

## **DINING KITCHEN**

This lovely modern open plan living space with; Bi-fold doors opening to the rear garden; A beautifully fitted kitchen comprising of; Matt black wall, base and drawer units; Marble effect roll top work surfaces; Central kitchen island with storage and seating beneath and incorporating the four ring induction hob; Feature ceiling light point above; Integrated oven, grill, dishwasher, washing machine and fridge freezer; Brickwork style tiled splashbacks; One and a half sink and drainer with mixer tap; Recessed ceiling spotlights; Cast iron style central heating radiator; Tiled flooring; Solid door to the cellarhead;

## **CELLAR**

Having; Cellarhead providing a useful storage area; Wall light point; Whitewashed concrete steps leading down to the cellar; Laminate flooring; Power and lighting; Window to the front elevation;

## **INNER LOBBY**

Step down from the kitchen to the inner lobby with; Stairs rising to the first floor; Solid door to lounge;

## **LOUNGE**

This cosy living room has; Feature brick fireplace, with log burning fire and slate hearth; Fitted cupboard and open shelf storage to both chimney breast recesses; Coving, picture rails and central ceiling rose; Ceiling light point; Wood effect laminate flooring; uPVC double glazed window to the front elevation; Front entrance door;

## **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

A good sized primary bedroom with; Wall panelling; Coving and dado rails; Ceiling

light point; Ceiling hung bedside lighting; Central heating radiator; uPVC double glazed window to the front elevation;

### **BEDROOM TWO**

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Coving; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

Comprising of; Bath with wall mounted rain head shower and side screen door; Pedestal wash basin and wc; Monochrome brickwork style tiling to the wet areas; Obscure double glazed uPVC window to the rear elevation; Ceiling light point; Vertical heated towel rail; Vinyl flooring;

### **LANDING**

Having; Carpet flooring; White painted handrail and balustrade; Ceiling light point; Glass block work to the side of the bathroom door; Stairs and access door to the attic bedroom;

### **ATTIC BEDROOM THREE**

A good sized third bedroom with; An uPVC double glazed Dormer window to the rear elevation; Recess with open hanging space; Low door to under eave storage; Carpet flooring; Ceiling light point;

### **OUTSIDE**

The rear of the property is accessed via a shared passageway. With the bonus of neither of the two neighboring properties needing access through our vendors garden. The low maintenance area consists of; Paved patio area; Two levels of decking with steps between each; Wall and fence borders;

### **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as

indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

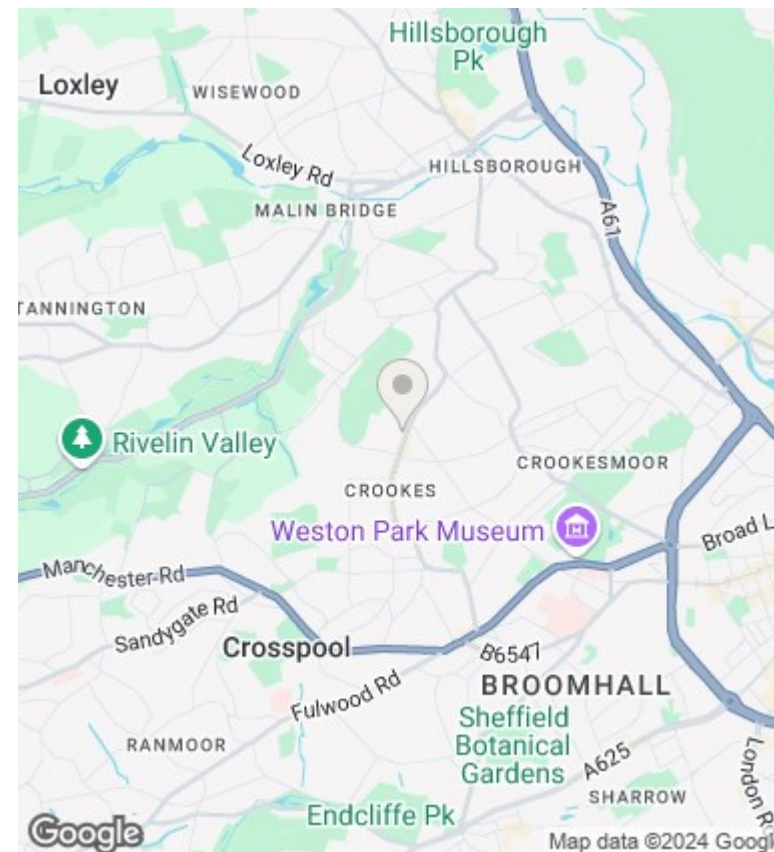






Total area: approx. 86.2 sq. metres (927.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	