



Chase Road, Loxley, S6

Asking Price £235,000

- BEAUTIFULLY PRESENTED TWO BEDROOM FAMILY HOME
- LANDSCAPED FRONT GARDEN AND DRIVE
- SOUTH FACING REAR GARDEN
- LOUNGE WITH PATIO DOORS TO REAR GARDEN
- TWO GOOD SIZED BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- FREEHOLD
- COUNCIL TAX BAND A £1469.35

Chase Road, Loxley, S6

**** FANTASTIC TWO BEDROOM SEMI DETACHED PROPERTY **** With the successful buyers being able to walk straight into this beautifully presented home, needing no work required, it would be an ideal starter home or downsizers property. Whilst having the potential to extend into the loft, it has great sized rooms throughout and a recently completed landscaped front garden and large south facing rear garden. Decorated in modern clean lines, the property briefly comprises of; Open plan kitchen dining room; Lounge with feature fireplace; Stairs to first floor; Bedroom one with storage area; Double bedroom two; Great renovated family bathroom; Front drive and garden; Private rear garden;



Council Tax Band: A



FRONT ENTRANCE DOOR

A half obscure double glazed entrance door opens directly into the open plan kitchen dining room;

KITCHEN DINING ROOM

The kitchen is fitted with a good range of white wall, base and drawer units; Black roll top work surfaces; Grey tiled splash backs; Integrated electric oven, four ring gas hob and extractor hood above; Space and plumbing for washing machine and upright fridge freezer; Single sink and drainer with mixer tap, set beneath an uPVC double glazed window to the front elevation; Recessed ceiling spotlights; Open arch to dining area; Central heating radiator; Dado rail; Ceiling light point; uPVC double glazed window to the front elevation; Glazed internal door to the lounge;

LOUNGE

A lovely family living room with views over the rear garden,. Having; Solid door to deep under stairs storage area; Electric coal effect feature fireplace; Double glazed patio doors open to the decked seating area; Ceiling light point; Carpet flooring; Coving; Glazed door and step up to the stairs;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This spacious bedroom has: Solid door to storage area; uPVC

double glazed window to the rear elevation with far reaching views; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM TWO

Double bedroom two has; uPVC double glazed window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light point;

FAMILY BATHROOM

Recently renovated this stylish family bathroom has; Wash basin and wc set into a grey gloss vanity storage unit; Panelled bath with electric shower and black framed side screen door; Cupboard housing wall mounted boiler; Feature tiling to the shower area; Recessed ceiling spotlights; Vinyl tiled flooring; Obscure uPVC double glazed window to the front elevation; Contemporary vertical heated towel rail;

LANDING AND STAIRS

The staircase is flooded with natural light via uPVC double glazed windows to the bottom and top of the staircase; Carpet flooring; Central heating radiator; Ceiling light points; Loft hatch access;

LOFT

Having power and lighting; The area is ripe for conversion if required, with space for two double bedrooms and an en suite shower room, subject to the relevant planning permission;

FRONT GARDEN

The newly landscaped front garden and driveway have; Off road parking for one vehicle; Enclosed lawn area with central stone and purple slate path; Raised sleeper beds with modern planting; Fence borders; Side gate leading to rear garden;

REAR GARDEN

Benefiting from a South facing aspect this good sized private rear garden has; Raised decked entertaining area; Steps down to the paved patio; Leading on to a good expanse of lawn with stepping stones to the foot of the garden; Various areas of storage; Hedge side borders; Fence and gate to the bottom;

ADDITIONAL DETAILS

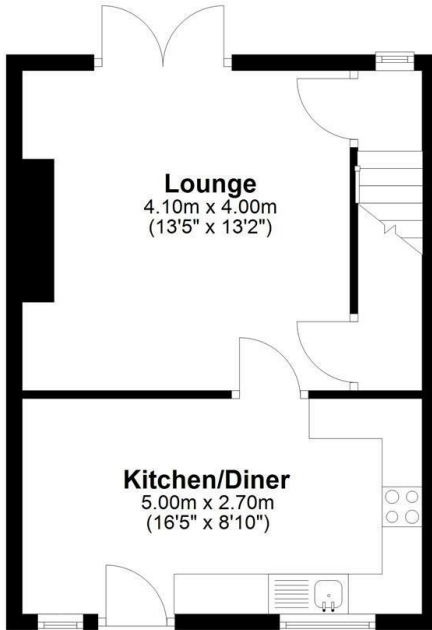
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





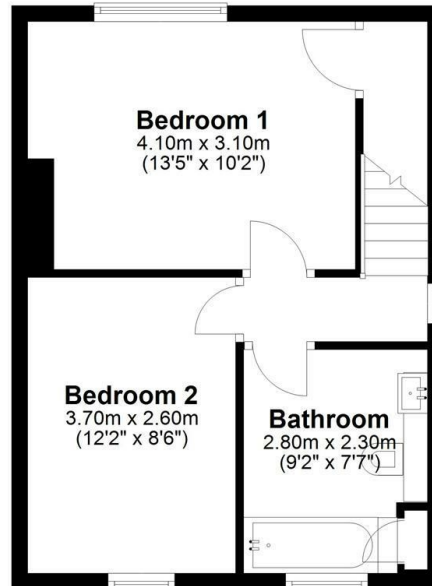
Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



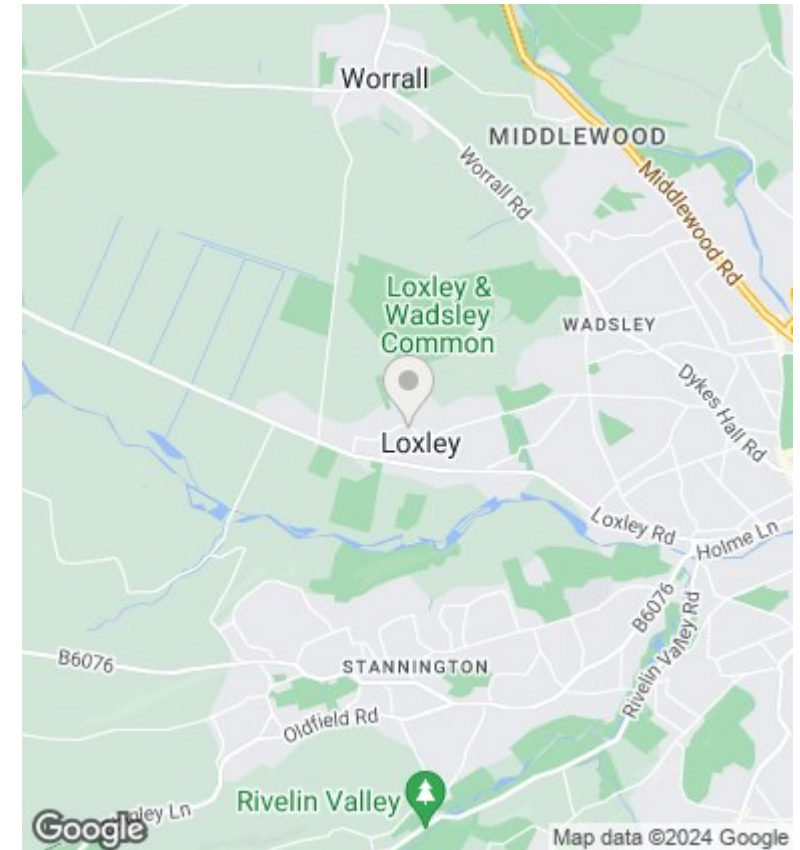
First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 68.5 sq. metres (737.5 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 | | 86 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |