



Spencer.

22, Loxley View Road, Crookes, S10 1QZ

Buy —

this simply stunning three double bedroom mid terrace home which is finished to a high standard throughout.

— from *Spencer.*

- 
- Three double bedroom mid-terrace property
  - Beautifully appointed and presented throughout
  - Newly renovated fitted kitchen and separate utility area
  - Well designed modern family bathroom
  - Cosy and welcoming living room
  - Stunning rear garden with seating area and stores
  - Excellent location for hospitals and universities
  - Council Tax Banding-A
  - EPC Rating-E
  - What3words:///flames.bath.aware



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Price Guide

**£240,000**

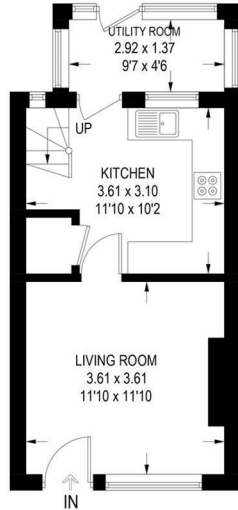




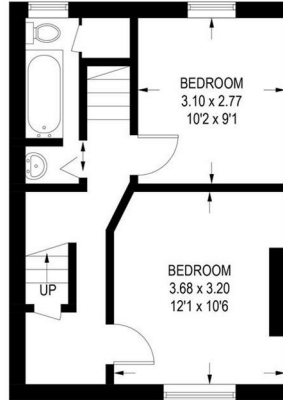
# Floorplan

## 22 LOXLEY VIEW ROAD

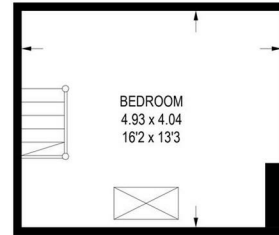
APPROXIMATE GROSS INTERNAL AREA = 83.2 SQ M / 895 SQ FT



**GROUND FLOOR**  
30.4 SQ M / 327 SQ FT



**FIRST FLOOR**  
33.2 SQ M / 357 SQ FT



**SECOND FLOOR**  
19.6 SQ M / 211 SQ FT

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

**Spencer.**

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Viewing: Via the Agents  
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