



Spencer.

12, The Grove, Loxley, S6 6RE

Buy —

this well proportioned three bedroom linked detached house in a quiet cul de sac location, having stunning views, set in the heart of Loxley, S6.

— from *Spencer.*

- Three bedroom link detached home
- Open plan kitchen diner and conservatory
- Separate lounge with woodburner
- Three good sized bedrooms and family bathroom
- Stunning views
- Garage and off street parking
- Quiet cul de sac location
- Council Tax Band-C
- EPC Rating-C
- [What3Words///cabin.cheat.quest](#)



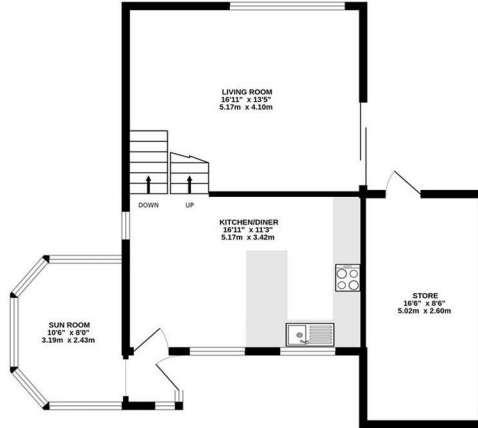
Offers Around

£365,000

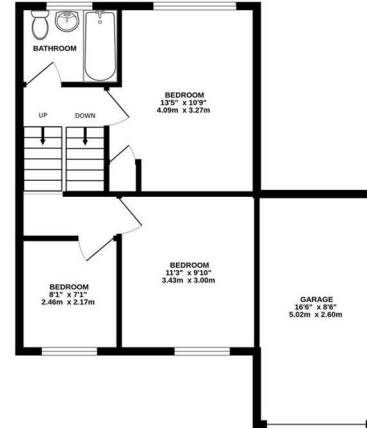


Floorplan

SPLIT LEVEL GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



SPLIT LEVEL 1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 929sq.ft. (86.3 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.
Made with Metropix ©2025



Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948