

Freehold

Asking Price: £170,000

Clarke Avenue, Laughton,
Patherham CV25



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Clarke Avenue, Laughton, Rotherham, S25

FIRST TIMERS OR FAMILIES! VERY WELL EQUIPPED THROUGHOUT, MODERN DEVELOPMENT, THREE BEDROOMS AND TWO BATHROOMS.

Very well appointed throughout a modern three bedroom, two bathroom three storey home including central heating and double glazing, top floor master en suite, off road parking to the front and attractive enclosed garden to the rear. With easy access to local amenities and the motorway network this lovely modern home should appeal to first time buyers and families alike.

Entrance Hall With double glazed front door and stairs rising to the first floor.

Breakfast Kitchen 4.57 x 2.87. A fitted kitchen with a range of gloss finish units with work surfaces and upstands. Appliances include integrated fridge freezer, dishwasher and washing machine along with gas hob with extractor, electric oven and microwave. Karndean floor, downlights to ceiling, front aspect window, sink with mixer tap and cupboard housing the gas boiler.

Cloakroom/WC With wc and wash basin with tiling, downlights.

Lounge 4.38 x 3.95. (Maximum measurements)
With rear walk in square bay which has double glazed French doors opening to the rear. Feature fireplace and recess display niches.

First Floor Landing With cylinder cupboard.

Bedroom Two 3.93 x 3.01. (Minimum measurements)
With twin rear aspect windows.

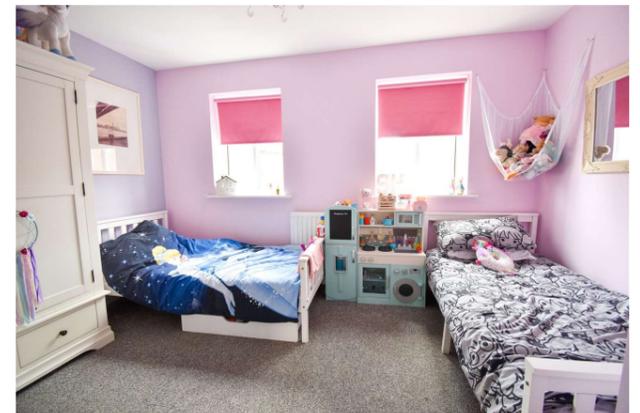
Bedroom Three 2.92 x 1.89. With front aspect.

Inner Landing With front aspect and stairs rising to the first floor.

Master Bedroom 6.45 x 3.92. (Maximum measurements)
With front dormer window, rear Velux window and eaves storage.

En Suite Shower Room With wc and wash basin in white and glass shower enclosure with monsoon head shower. Downlights, bathroom cabinet, tiled effect vinyl floor, extensive wall tiling and towel rail/radiator.

Outside To the front of the property is a double side by side off road parking area with shrub beds, outside tap and canopy over the entrance door. To the rear are attractive enclosed gardens with decking, artificial turf and paved patio. A gate at the rear provides access to the walkway that leads back to the front of the property. (adjacent to number 19 Clarke Avenue)

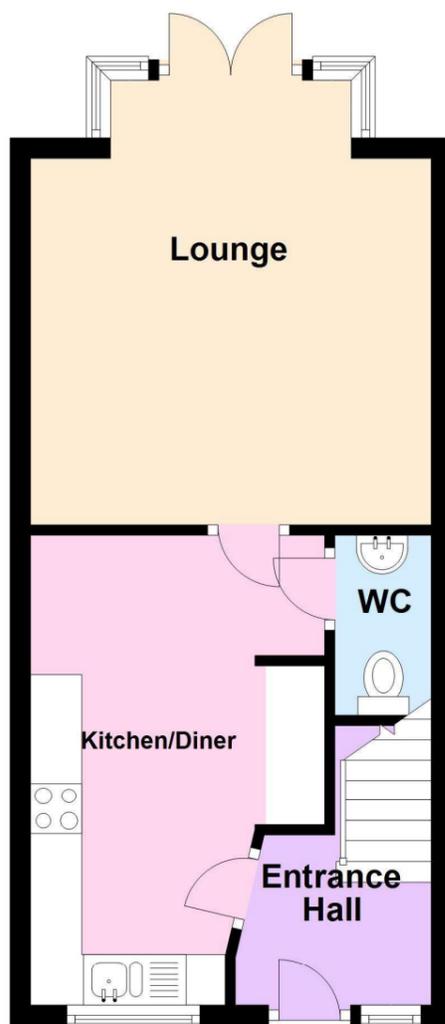


- Beautiful modern home.
- Three bedrooms and two bathrooms.
- Top floor master en suite.
- Central heating and double glazing.
- Fitted kitchen with appliances.
- Private enclosed garden.
- Off road parking.
- Close to amenities and motorway network.

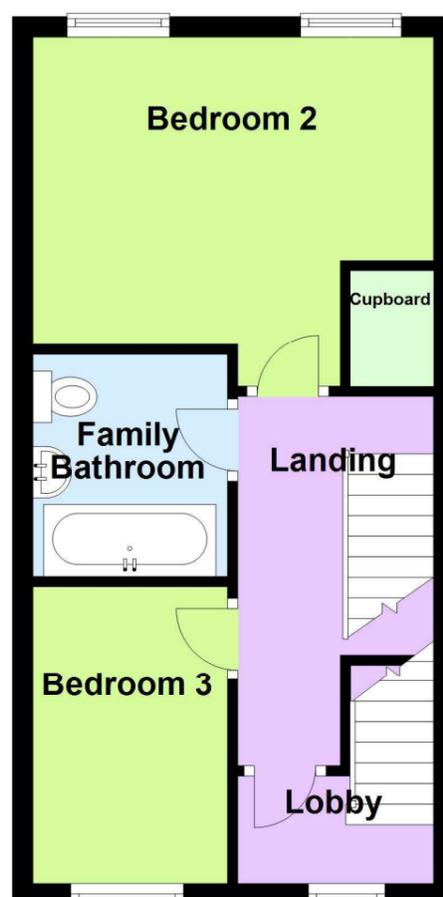
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Second Floor



This plan is used for illustration purposes only
Plan produced using PlanUp.