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St Johns Road, Laughton En Le Morthen, S25

Asking Price: £125,000
Freehold

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FIRST TIME BUYER HEAVEN, LARGE TERRACED HOUSE, IMMACULATE STANDARDS THROUGHOUT, GARDENS AND OFF ROAD PARKING.
An outstanding two bedroom starter home with high standards throughout including super fitted kitchen, large well appointed bathroom, two double bedrooms and much, much more. With central heating and double glazing, enclosed garden with off road parking and carport to the rear and generous room sizes throughout making this delightful home ideal for first time buyers. Within this ever popular semi rural village yet convenient for Sheffield and Rotherham centres and also the MI/M18 motorway network.

Lounge *3.96 x 3.70*. A reception room with front aspect, double glazed front entrance door, laminate floor and under stairs storage.

Dining Room *3.91 x 3.70*. The original dining room presently used as a living room. This room has focal fireplace/chimney breast with recess and raised tiled hearth.

Fitted Kitchen *5.73 x 2.09*. With a range of shaker style fitted units comprising wall, base and drawer units with wood veneer effect roll edge work tops and matching upstands. Side and rear aspect windows, double glazed rear door, fully tiled floor, plumbing for washer and one and a half bowl sink with mixer tap. Concealed gas boiler and appliances of integrated dishwasher, electric hob with extractor and electric oven.

First Floor Landing

Bedroom One *3.65 x 4.00*. A large front bedroom with laminate floor and open plan store area with access to the loft.

Bedroom Two *3.95 x 2.70*. With rear aspect and secondary loft access.

Bathroom *3.45 x 2.11*. A large and very well appointed bathroom with suite in white comprising wc, wash basin, bath with mixer shower and walk in shower enclosure. Laminate floor and rear aspect window.

Outside To the front of the house is an attractive small block paved garden with on road parking available. There is a shared vehicular access to the rear where there is an enclosed block paved garden/yard with hot and cold water supply. Beyond the shared access is a further garden area which has car parking, carport, lawned garden, decking area and garden shed.

- Immaculate two double bedroom starter home
- Central heating and double glazing
- Separate lounge and dining rooms
- Fitted kitchen and large bathroom
- Off road parking and carport
- Enclosed rear garden
- Short drive 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.

Total area: approx. 85.8 sq. metres (923.3 sq. feet)

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