



39 Carson Avenue | Laughton Common | S25 3QP

Guide Price £150,000 to £160,000

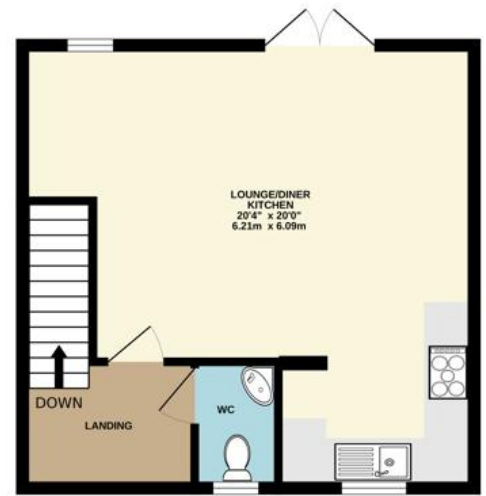
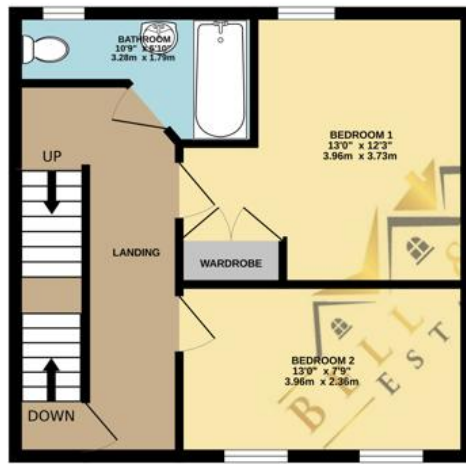
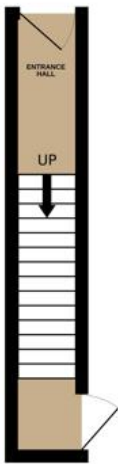
Bell & Co Estates are pleased to present this perfectly laid-out two-bedroom townhouse offering contemporary living over three well-designed floors, perfect for a first-time buyer or investment offered with no onward chain. Upon entering the property via the entrance hall, you're greeted by a staircase leading to the main living areas, setting the tone for the home's modern, upside-down layout. The first-floor features two well-proportioned bedrooms, one with fitted wardrobes and a modern family bathroom which serves both bedrooms and includes a full bath suite. A wide staircase and large landing area offers practicality to this level. At the top of the home sits an open-plan lounge/diner/kitchen, ideal for modern living and entertaining. Flooded with natural light from the Juliet-style balcony doors, this impressive space combines cooking, dining, and relaxation zones in one cohesive area. A convenient W/C is also located on this floor. Perfect for first-time buyers, downsizers, or investors, this low-maintenance, move-in-ready home offers contemporary style in a convenient location. Close to local amenities, schools and transport links this home is in a prime location. Viewing is highly recommended to fully appreciate all this home has to offer. Contact Bell & Co Estates today to arrange your viewing.



GROUND FLOOR
63 sq ft (5.8 sq m) approx.

1ST FLOOR
107 sq ft (9.8 sq m) approx.

2ND FLOOR
456 sq ft (41.7 sq m) approx.



Contact Details

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39 CARSON AVENUE
LAUGHTON COMMON
ROTHERHAM
S25 3QP

Energy rating

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Valid until
20 December 2030

Certificate number
4200-1222-9009-1919-3222

Property type

Top-floor maisonette

Total floor area

78 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements