



School Road,Laughton Sheffield S25 1YP

welcome to

School Road, Laughton Sheffield

PREPARE TO BE AMAZED !! THIS UNIQUE THREE BEDROOM PROPERTY WITH SELF CONTAINED BUNGALOW TO THE REAR, IDEAL FOR FAMILIES SEEKING INDEPENDENT LIVING! ***PRICE - £350,000***



Entrance Porch

Front facing double glazed UPVC porch with double glazed entrance door.

Entrance Hall

Carpet flooring, central heating radiator, storage cupboard, side facing double glazed window and front facing double glazed UPVC door.

Lounge

13' 7" x 12' 11" (4.14m x 3.94m)

Carpet flooring, central heating radiator, front facing double glazed bay window and electric fire.

Kitchen Diner

17' 10" x 19' 9" (5.44m x 6.02m)

Extended modern fitted shaker kitchen diner with a range of wall and base units incorporating sink and drainer, double electric oven, induction hob, space for fridge freezer, plumbing for dishwasher and cupboard housing boiler. Laminate flooring, two central heating radiators and rear facing double French doors.

Utility Room

6' 9" x 9' 11" (2.06m x 3.02m)

Fitted units incorporating belfast sink and plumbing for washing machine and space for dryer. Laminate flooring, rear facing double glazed window, side facing double glazed window and rear facing double glazed UPVC door. Storage cupboard.

Stairs And Landing

Oak staircase with glass inserts and balustrade rising to a very spacious landing area and first floor accommodation with carpet flooring, side facing double glazed window and access to the loft.

Bedroom One

12' 3" x 8' 10" (3.73m x 2.69m)

Carpet flooring, central heating radiator, fitted wardrobes and front facing double glazed window.

Bedroom Two

10' 5" x 11' (3.17m x 3.35m)

Carpet flooring, central heating radiator and rear facing double glazed window.

Bedroom Three

8' 2" x 8' 5" (2.49m x 2.57m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bathroom

Four piece suite comprising low flush WC, vanity wash hand basin, freestanding bath and rainfall shower cubicle. Tiled flooring, full wall tiling, heated towel rail and rear facing double glazed window.

Outside Space

To the front of the property is a driveway for several vehicles whilst the rear offers patio seating areas and lawned garden with trees, plants and shrubs in borders.

Modern Annex

To the rear of the property is also a one bedroom self contained annex:

Open plan living kitchen: 15'10 X 24'11

Fitted gloss units incorporating stainless steel sink and drainer, electric oven, induction hob, dishwasher, space for fridge freezer and plumbing for washing machine. Laminate flooring, two front facing double glazed windows and front facing double glazed UPVC entrance door.

Bedroom: 9'10 X 15'4

Laminate flooring, rear facing double glazed window and rear facing double glazed UPVC door.

Bathroom:

Three piece suite comprising low flush WC, wash hand basin and walk in rainfall shower. Tiled flooring, heated towel rail and rear facing double glazed window.

Underfloor heating throughout.



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School Road, Laughton Sheffield

- THREE BEDROOM SEMI DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- ONE BEDROOM SELF CONTAINED BUNGALOW TO THE REAR
- OFF ROAD PARKING
- SEMI RURAL LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107522 - 0014

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