



**Grangewood Road,Laughton Sheffield S25 1ZE**

**welcome to**

**Grangewood Road, Laughton Sheffield**

NOT TO BE MISSED!! ...this spacious two bedroom detached bungalow with garage has NO UPWARD CHAIN and warrants an early inspection. Located within the increasingly popular area of Laughton En Le Morthen amidst similar style properties. The bungalow has ramped access allowing for wheelchair.



### **Hallway**

Having double glazed front door, radiator and two built in storage cupboard and a further cupboard housing the combination boiler.

### **Kitchen**

10' x 12' 10" INTO DOORWAY ( 3.05m x 3.91m INTO DOORWAY )

Featuring a generous range of white base and wall units set above and below worksurfaces being tiled around. Inset sink and drainer with double glazed window above. Induction hob with extractor over and fan assisted oven. Plumbing for washing machine, space for fridge/freezer and a useful storage pantry. The kitchen is complimented with tiling to the floor. Rear double glazed door.

### **Lounge/Diner**

19' maximum x 23' maximum ( 5.79m maximum x 7.01m maximum )

Spacious lounge with dining area. Front and side facing double glazed windows, two central heating radiators and wall mounted electric fire.

### **Bedroom One**

12' x 10' 3" ( 3.66m x 3.12m )

Having a range of built in wardrobes with overed units and matching bedside cabinets. Built in cupboard for storage. Central heating radiator and front facing double glazed window.

### **Bedroom Two**

12' into doorway x 10' 10" ( 3.66m into doorway x 3.30m )

Second double rear facing bedroom with double glazed bay window, a further range of built in wardrobes. Central heating radiator..

### **Bathroom**

Wet room comprises of walk in rainfall shower, low flush WC, vanity hand wash basin, heated towel rail. Two double glazed windows and full tiling to wall and floor.

### **Exterior**

To the front of the bungalow is a lawned garden with

planted borders. There is a driveway and carport to the side together with ramped access into the bungalow. A lawned garden to the rear with ornamental fishpond.

### **Detached Garage**

Having an electric roller door, power and lighting.



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## Grangewood Road, Laughton Sheffield

- TWO BEDROOM DETACHED BUNGALOW WITH RAMPED ACCESS
- L SHAPED ,LOUNGE/DINER, ,KITCHEN, TWO BEDROOMS AND WET ROOM
- GARDENS TO FRONT AND REAR, DETACHED GARAGE
- 
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£225.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107624 - 0010

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