



**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.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## 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

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM DETACHED BUNGALOW WITH RAMPED ACCESS
- L SHAPED ,LOUNGE/DINER, ,KITCHEN, TWO BEDROOMS AND WET ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£200.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107624 - 0006

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