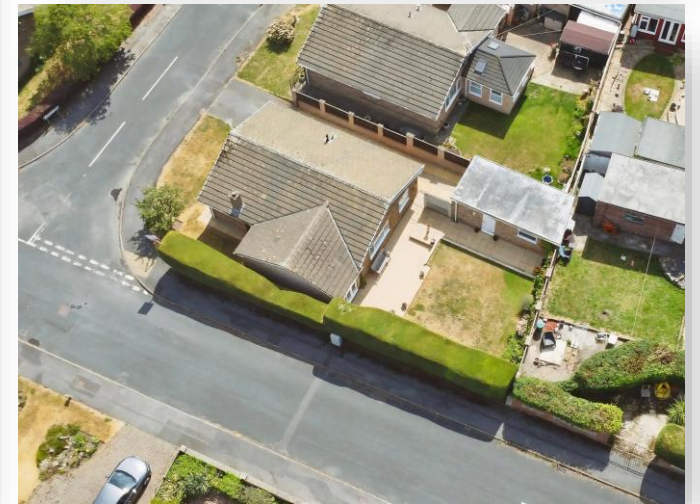




Hooton Close, Laughton Sheffield S25 1YU

welcome to

Hooton Close, Laughton Sheffield

NOT TO BE MISSED! this spacious three bedroom detached bungalow with off road parking and a garage warrents an early inspection to appreciate. It is located within the increasingly popular semi rural village of Laughton En Le Morthen offered for sale with NO UPWARD CHAIN!

GUIDE PRICE £280,00-£290,000



Lounge

Front double glazed windows, electric fire and central heating radiator.

Dining Room

Front double glazed window and central heating radiator.

Kitchen

Featuring a generous range of fitted base and wall units set above and below worksurfaces. Stainless steel sink and drainer, built in electric oven, gas hob, washing machine and fridge. Front double glazed windows, side double glazed UPVC door and central heating radiator. There is a storage cupboard, a cupboard housing the combi boiler and the kitchen is complimented with tiling to the floor.

Bedroom One

Rear double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

Rear double glazed window and central heating radiator.

Bedroom Three

Rear double glazed patio doors and central heating radiator.

Bathroom

Three piece suite comprising paneled bath with electric shower over, low flush WC and wash hand basin. Heated towel rail, side double glazed window and full wall tiling.

Outside Space

To the front of the property is a lawned garden and a driveway that leads down the side of the property with room for several cars. To the rear of the property is also a lawned garden with patio seating areas.

Detached Garage

Having a manual up and over door, power and lighting.

Agent Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Hooton Close, Laughton Sheffield

- NO UPWARD CHAIN
- DETACHED BUNGALOW
- OFF ROAD PARKING
- DETACHED GARAGE
- VILLAGE LOCATION
- GUIDE PRICE £280,00-£290,000

Tenure: Freehold EPC Rating: D
Council Tax Band: D



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108077



Property Ref:
DGT108077 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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