





3 NEW STREET
SHEFFIELD, S25 1YJ

£130,000
LEASEHOLD

Situated on New Street in the popular village of Laughton-en-le-Morthen, this well-presented two-bedroom property offers an excellent opportunity for first-time buyers or investors alike.The property briefly comprises a welcoming lounge featuring an attractive Adam-style fireplace with inset fire, creating a cosy and inviting living space. The dining kitchen is fitted with a range of wall and base units, incorporating a five-ring gas hob, oven beneath and extractor hood above, providing a practical space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a shower cubicle, wash hand basin and low-flush WC. Externally, the property benefits from a small courtyard area to the front, while to the rear is a fully enclosed garden with patio area, ideal for outdoor dining, relaxing and entertaining during the warmer months. Conveniently located for local schools, motorway links and the amenities of Dinnington town centre, this property is ideally placed for those seeking comfortable living with excellent transport and local facilities close at hand. An ideal first-time purchase or investment opportunity, early viewing is highly recommended!

Sue Furniss

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3 NEW STREET

• Perfect For A First Time Buyer • Offered For Sale With No Chain • Convenient For The Motorway Network • Close To Open Countryside • Lounge And Dining Kitchen • Two Bedrooms • Family Bathroom • Rear Garden With Patio Area • School Catchment • BOOK A VIEWING NOW - DO NOT MISS OUT





Lounge

With front door leading into the spacious lounge. The focal point of this room is the Adam style fireplace with fire inset. There is a bay window overlooking the front elevation. Central heating radiator.

Dining Kitchen

Spacious dining kitchen having a range of wall and base units with complimentary work surfaces over. There is a gas hob with oven beneath and extractor above. A door leads out on the rear garden area. There is a one and a half bowl stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Laminate flooring. Stairs rise to the first floor.

First Floor Landing

Stairs rise to the fire floor. Access to the loft space.

Bedroom One

With window overlooking the front elevation, dado rail and central heating radiator.

Bedroom Two

With window overlooking the rear, laminate flooring and central heating radiator.

Family Bathroom

Briefly comprising of shower cubicle, wash hand basin and low flush WC. There is a window overlooking the rear and heated towel rail.

Outside

To the front of the property is a courtyard area. To the rear is a patio area which is perfect for entertaining in the Summer months.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

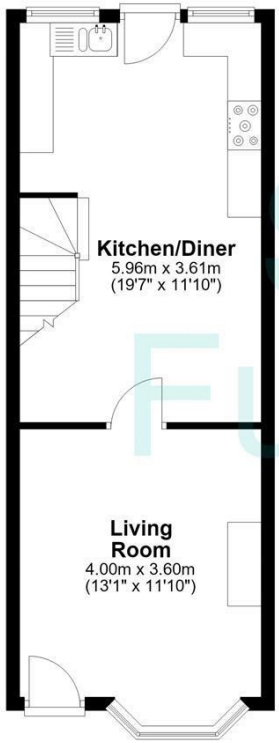
Floor Area – 630.20 sq ft

Tenure – Leasehold

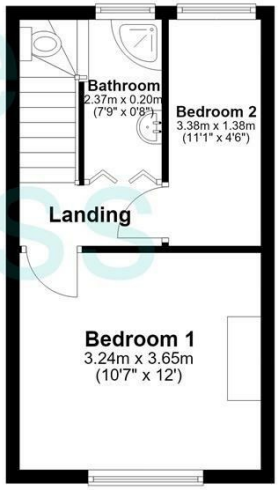




Ground Floor
Approx. 36.5 sq. metres (392.8 sq. feet)



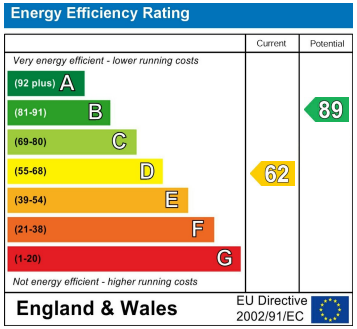
First Floor
Approx. 22.1 sq. metres (237.4 sq. feet)



Total area: approx. 58.5 sq. metres (630.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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