

## Marketing Preview



**27 Laycock Avenue, Aston, Sheffield, S26 2FU**

**£240,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**\*\* GUIDE PRICE £240,000 - £250,000 \*\* CHAIN FREE** A unique opportunity to purchase this extended semi-detached family home, offering three bedrooms. Benefiting from off-road parking and a garage, the property sits on a large plot with a generous enclosed rear garden. Located on a quiet cul-de-sac, the home features an open-plan lounge/diner and is well placed for access to the M1, along with a range of local village amenities.

## SUMMARY

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Entrance into a useful porch, with a door leading into the lounge/diner. This spacious room spans the full width of the property and benefits from dual-aspect windows, allowing plenty of natural light. Stairs rise to the first floor, and a door leads through to the kitchen, which in turn provides access to the conservatory.

Stairs rise to the first floor, where there is access to two double bedrooms, a single bedroom, and the family bathroom.

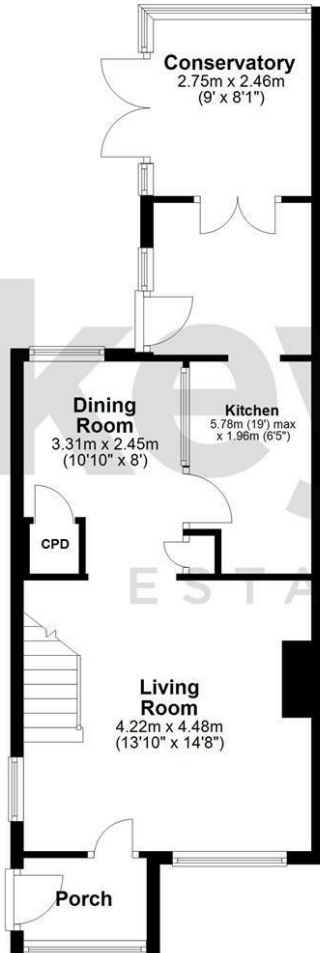
To the front is a pebbled garden with established shrubbery, along with a driveway providing access to the garage. To the rear, there is a generous enclosed garden featuring a patio area, lawn, and additional pebbled sections, complemented by well-maintained plants and shrubbery.

## PROPERTY DETAILS

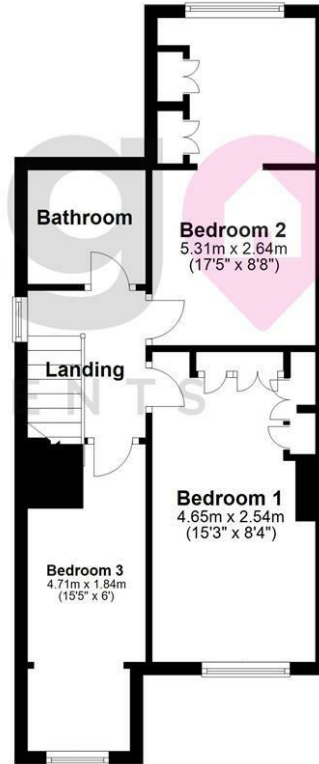
- LEASEHOLD, 741 YEARS REMAINING, £14PA GROUND RENT PAID TWICE A YEAR
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

