



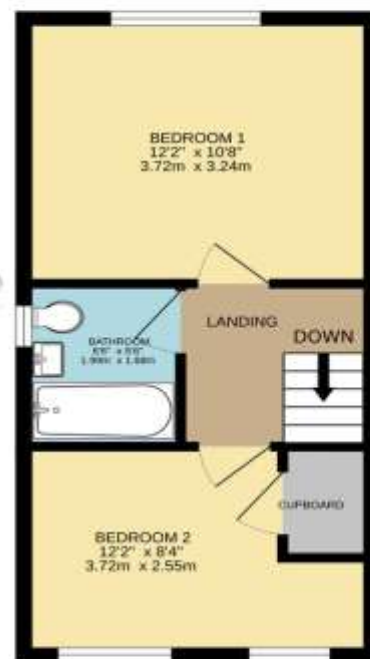
60 Clarke Avenue | Laughton Common | Sheffield | S25 3PJ Guide Price £160,000 to £170,000

Bell & Co Estates are delighted to present this well-presented two-bedroom semi-detached home, situated on this popular modern development in the heart of Laughton Common. Ideal for first-time buyers, young families or those looking for a modern home with minimal outdoor maintenance, the property offers well-proportioned accommodation arranged over two floors, together with off-street parking and an enclosed rear garden. The ground floor comprises an entrance hall, spacious lounge with patio doors opening onto the garden, a modern fitted kitchen with wall and floor units with integrated appliances and breakfast bar, and a convenient downstairs WC. To the first floor are two generous double bedrooms, together with a modern family bathroom with shower over bath, sink unit and WC. Externally, the property benefits from off-street parking to the front, whilst to the rear is an enclosed, low-maintenance garden, ideal for relaxing or entertaining without requiring extensive upkeep. The garden also benefits from useful side access to the front. Located within the heart of Laughton Common, the property is well placed for local amenities, schools and transport links, whilst offering the modern style and practicality associated with a newer-build development. Early viewing is highly recommended to appreciate the accommodation and location on offer.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (57.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, actual measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and legibility of this plan is not guaranteed and no guarantee is given for its accuracy or efficiency can be given.
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Energy rating

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Valid until

25 January 2036

Certificate number

4636-8329-5500-0826-8222

Property type

Semi-detached house

Total floor area

53 square metres

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