



76 CLARKE AVENUE SHEFFIELD, S25 3PJ

£175,000
FREEHOLD

Guide Price £175,000 - £185,000

Situated in a quiet cul-de-sac location with no onward chain, this well-presented home benefits from a driveway providing off-road parking and is ideally positioned close to a range of local amenities. The property also falls within a sought-after school catchment area, making it an excellent choice for first-time buyers, families, or those looking to downsize. The accommodation begins with an entrance porch featuring a composite front door, leading into a bright and spacious open-plan living area. The lounge enjoys patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The recently fitted kitchen offers a modern finish and includes a selection of integrated appliances, providing both style and practicality. To the first floor are two good-sized bedrooms and a contemporary family bathroom, fitted with a panelled bath, glass shower screen with shower over, vanity wash hand basin, and low-flush WC. Outside, the enclosed rear garden provides a pleasant space to enjoy the warmer months, while the driveway to the front offers convenient off-road parking. Laughton is a highly regarded village offering a blend of rural charm and everyday convenience, with local shops, pubs, schools, and countryside walks all within easy reach. Nearby Dinnington provides a wider range of supermarkets,

**Kendra
Jacob**

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76 CLARKE AVENUE

- Guide Price £175,000 - £185,000 • Perfect For A First Time Buyer • No Chain • Newly Fitted Kitchen And Bathroom • Close To Local Amenities • Convenient For The M1/M18 Motorway Network • Cul De Sac Location • Driveway Providing Off Road Parking • School Catchment • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance

With composite front door leading into the entrance, stairs rise to the first floor landing and having a central heating radiator.

Lounge

Light and airy room with patio doors leading onto the rear garden, window overlooking the rear and having a central heating radiator.

Kitchen Diner

A newly fitted kitchen having a comprehensive range of wall and base units and complementary work surfaces over. There are integrated appliances to include AEG electric oven, microwave oven, electric hob and extractor over. Built in fridge freezer and dish washer. There is a sink unit with mixer tap, tiled flooring, spot lights to the ceiling and central heating radiator. A breakfast bar which is perfect for sitting around as a family to eat.

Downstairs Cloakroom

Briefly comprising of low flush WC, wash hand basin and central heating radiator.

First Floor Landing

With stairs rising to the first floor accommodation, access to the loft space and spot lights to the ceiling.

Bedroom One

Light and airy bedroom with window overlooking the rear garden, built in mirrored wardrobes and having a central heating radiator.

Bedroom Two

With two windows overlooking the front giving extra natural light, useful storage cupboard and central heating radiator.

Family Bathroom

Superb newly fitted family bathroom having panelled bath with shower over and glass shower screen. There is a built in vanity and wash hand basin and close coupled WC. Window to the side. Spot lights to the ceiling and tiled flooring.

Outside

To the front of the property is a driveway providing off road parking. There is an electric car charger point also. To the rear is a lawned area of garden, fully enclosed and having an under cover seating area perfect for entertaining.

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ADDITIONAL INFORMATION

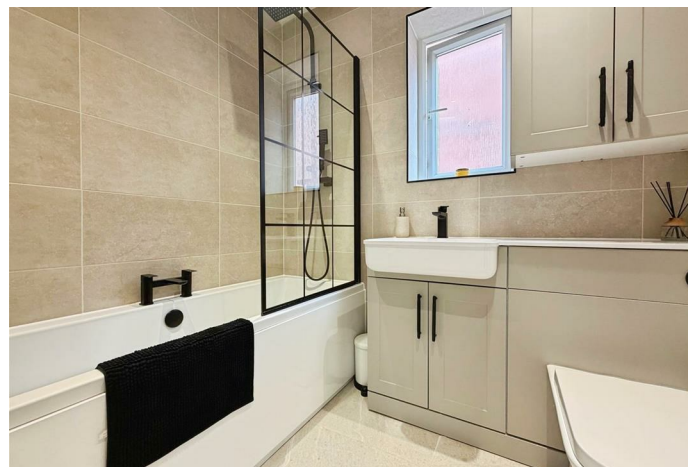
Local Authority – Rotherham Borough Council

Council Tax – Band A

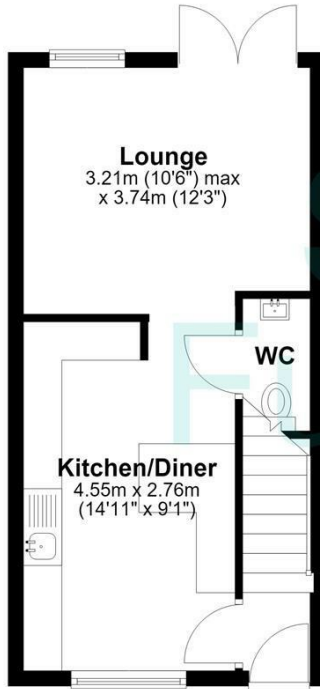
Viewings – By Appointment Only

Floor Area – 635.70 sq ft

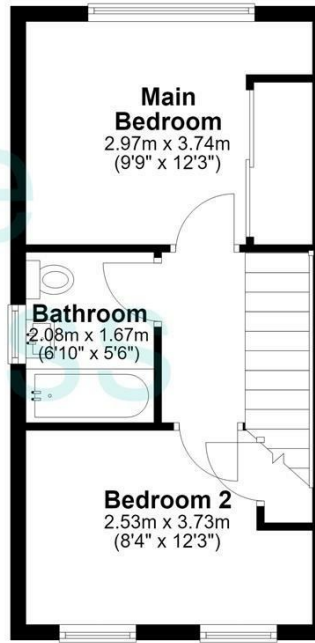
Tenure – Freehold



Ground Floor
Approx. 29.4 sq. metres (316.0 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 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.



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

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

Sue Furniss JBS Estates
Six Oaks Grove
Retford
DN220RJ

01145506066
suefurniss@jbs-estates.com

Kendra
Jacob

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