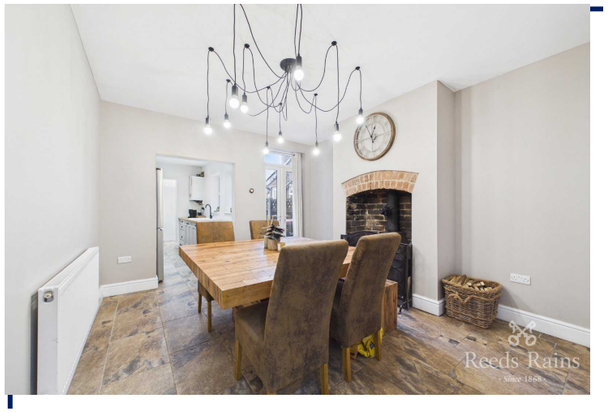
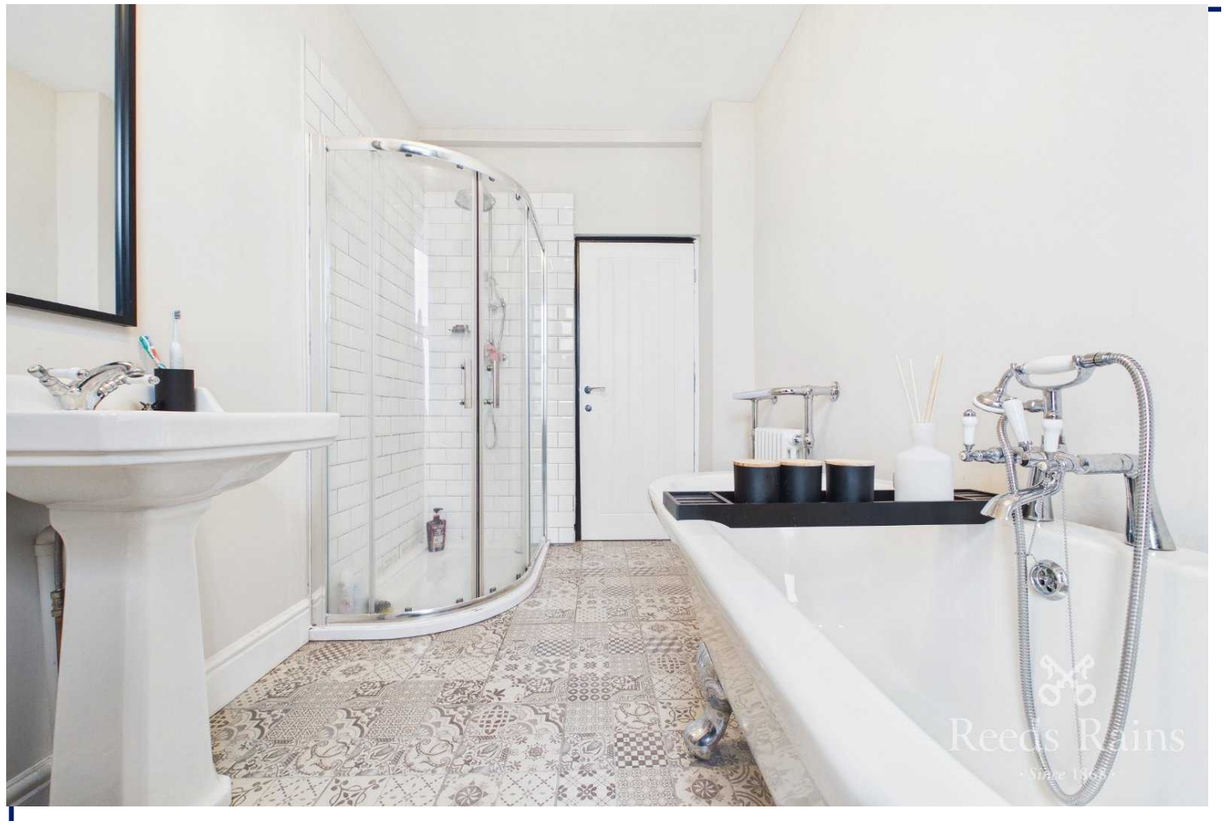
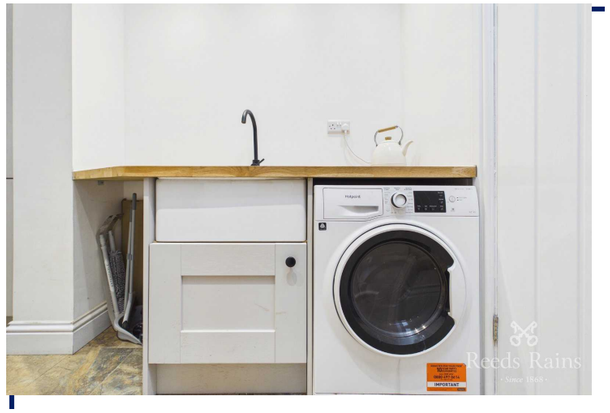


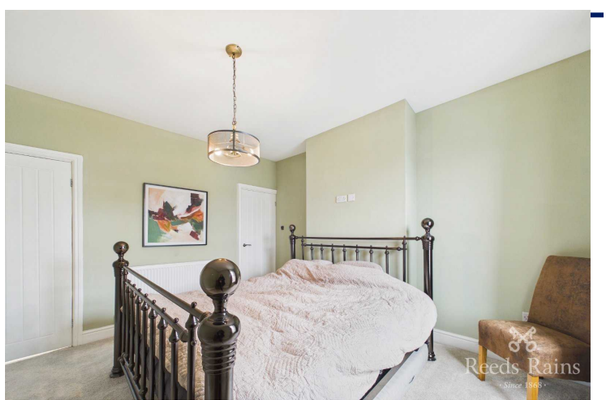


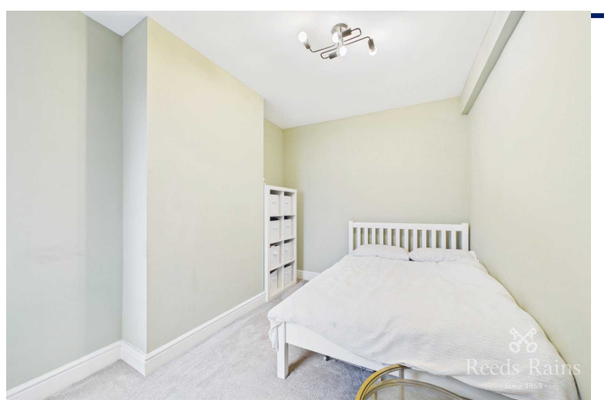












St. Johns Road, Laughton,
Sheffield, South Yorkshire, S25

Asking Price: £150,000
Freehold

Reeds Rains

reedsrains.co.uk

St. Johns Road, Laughton, Sheffield, South Yorkshire, S25

Asking Price: £150,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Looking to get on the property ladder? This beautifully presented two double bedroom mid-terrace home is ready to move straight into and is finished to an exceptional standard throughout. Situated in the ever sought-after village of Laughton-en-le-Morthen, the property offers deceptively spacious accommodation, combining modern styling with a fantastic finish throughout. An ideal purchase for first-time buyers looking for a home they can enjoy from day one. Viewing is highly advised!

Living Room
13'1" x 11'11" (4m x 3.63m)
A front-facing uPVC door provides access to the property, with fitted carpet, a central heating radiator, an open fireplace and a front-facing double glazed window.

Dining Room
12'11" x 11'11" (3.94m x 3.63m)
Featuring attractive tiled flooring, a central heating radiator, striking log burner, doorway providing access to the staircase and double glazed French doors opening out onto the rear yard and garden.

Kitchen
11'3" x 6'9" (3.43m x 2.06m)
A modern fitted kitchen comprising a range of matching wall, base and drawer units with complementary work surfaces, inset ceramic sink and a half with drainer and mixer tap, wall-mounted boiler, space for a freestanding range cooker and American-style fridge freezer, tiled flooring, two side-facing double glazed windows and a doorway leading to the utility room.

Utility Room
5'11" x 5'8" (1.8m x 1.73m)
Having tiled flooring, a work surface with inset ceramic Belfast-style sink and mixer tap, space below for a washing machine and a side-facing uPVC door providing access to the rear yard and garden.

Cloakroom
A convenient ground floor W.C. fitted with a low-flush W.C., wash hand basin, central heating radiator, tiled flooring and a rear-facing double glazed obscure window.

Principal Bedroom
13' x 12'1" (3.96m x 3.68m)
A generous-sized principal bedroom featuring fitted carpet, a central heating radiator, built-in storage incorporating access to the loft and a front-facing double glazed window.

Bedroom Two
13' x 8'10" (3.96m x 2.7m)
A further double bedroom featuring fitted carpet, a central heating radiator and a rear-facing double glazed window.

Bathroom
11'1" x 6'11" (3.38m x 2.1m)
A generous-sized bathroom featuring a beautiful freestanding claw-foot bath, separate shower cubicle with mains-fed shower, wash hand basin, low-flush W.C., traditional column radiator with towel rail, tiled flooring, extractor fan and a rear-facing double glazed obscure window.

Exterior
To the front of the property is a pathway providing access to the entrance, alongside a low maintenance garden finished with plum slate chippings.

To the rear is a patioed yard with a rear access gate leading to a further garden area, offering a blank canvas for landscaping. Many neighbouring properties utilise this additional space for off-road parking.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk