



29 St. Johns Road, Laughton, Sheffield, S25 1YL

Offers In The Region Of £180,000

*****NO UPWARD CHAIN*****

A DELIGHTFUL SEMI-DETACHED COTTAGE LOCATED CLOSE TO THE HEART OF THIS DESIRABLE SEMI-RURAL VILLAGE.

The Cottage has undergone a sympathetic and extensive course of renovation which will only become apparent at the time of inspection. The accommodation, which is complimented by both GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING briefly comprises: Entrance Lobby, Lounge, separate Dining Room/potential Bedroom, inner Hall, Kitchen with Utility Room, Conservatory and Cloakroom. To the first floor are two Bedrooms and occasional Bedroom/Attic Room and the family Bathroom.

There is a block paved forecourt providing car parking space whilst to the rear is a charming sheltered, private garden.

ENTRANCE LOBBY

With uPVC entrance door

LOUNGE



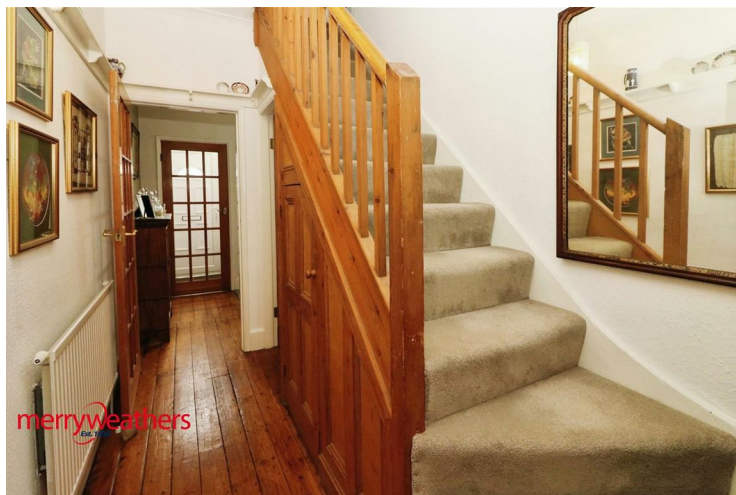
With uPVC bow window and radiator

DINING ROOM



With polished pine floor, radiator and side facing uPVC window. This room could also be utilised as a Bedroom if so required.

HALL



With polished pine floor, radiator and delph racks

KITCHEN



With a range of fitted base and wall cupboards and

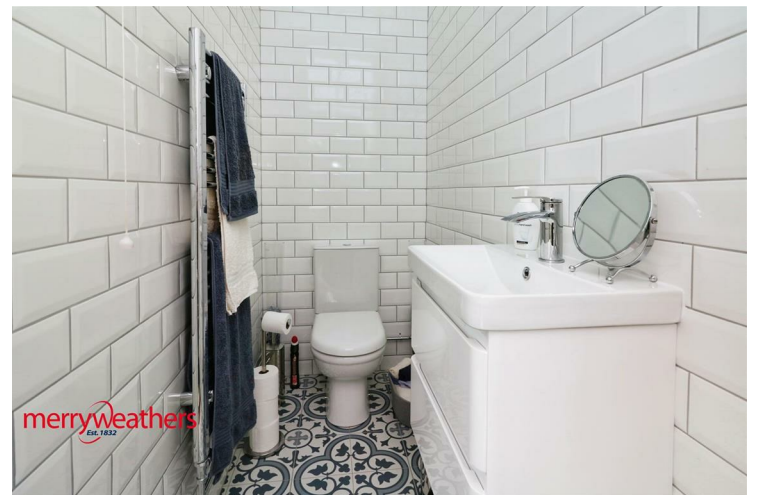
contrasting work surfaces. Inset stainless steel sink and monobloc tap set beneath the rear facing uPVC window. Gas cooker point, two radiators. Walk-in Pantry housing the gas combination central heating boiler. Space and plumbing for washing machine and side facing uPVC window,

CONSERVATORY



With uPVC double doors and windows opening into the rear garden

CLOAKROOM



With W.C. and wash hand basin with cabinet beneath. Tiling to the walls and floor, heated towel rail

FIRST FLOOR LANDING



With pine balustrade, feature Oak mantel and shelf with cupboards beneath and additional storage cupboard.

BEDROOM ONE



With radiator, uPVC window and fitted wardrobes with shelving unit. Steps rise from the Bedroom to an occasional Bedroom with rear facing uPVC window and under eaves storage cupboards

SIDE BEDROOM



With radiator and uPVC window

BATHROOM



Comprising a panelled bath, pedestal wash hand basin, W.C. and shower cubicle. Tiling to the walls and floor, radiator and uPVC opaque window.

OUTSIDE

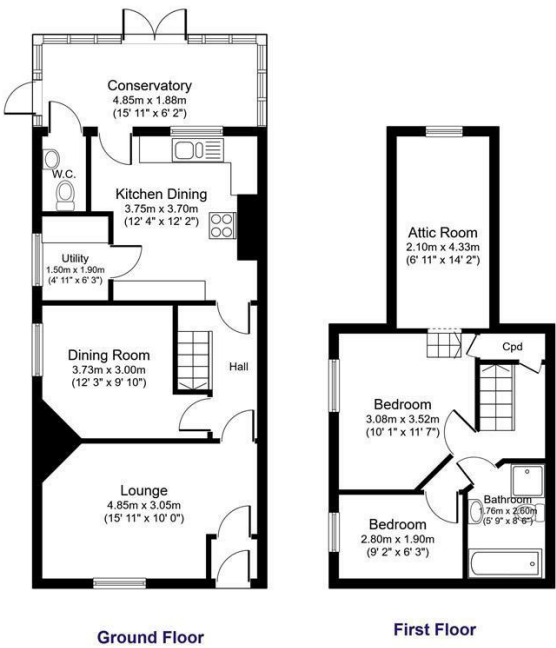


Block paved forecourt providing off-road car parking. To the rear is a delightful, sheltered and private cottage style garden, paved for ease of maintenance.

Floor Plan

29 St. Johns Road,Laughton,SHEFFIELD, S25 1YL

Total floor area 93.3 sq.m. (1,004 sq.ft.) approx



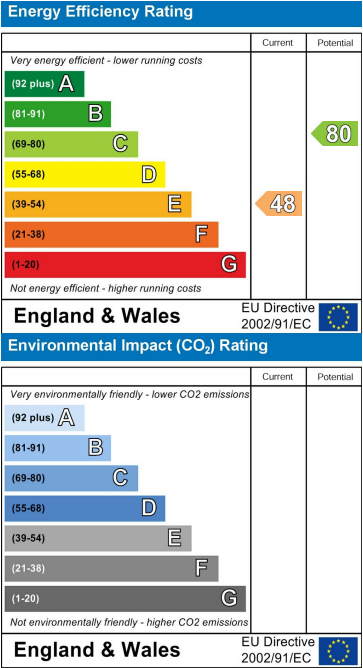
Floor plans are for identification purposes only. All measurements are approximate. Created using Vision Publisher™

Area Map



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Energy Efficiency Graph



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