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ESTATE AGENTS

Marketing Preview















27 Laycock Avenue, Aston, Sheffield, S26 2FU

£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2

















** GUIDE PRICE £220,000 - £230,000 ** 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.

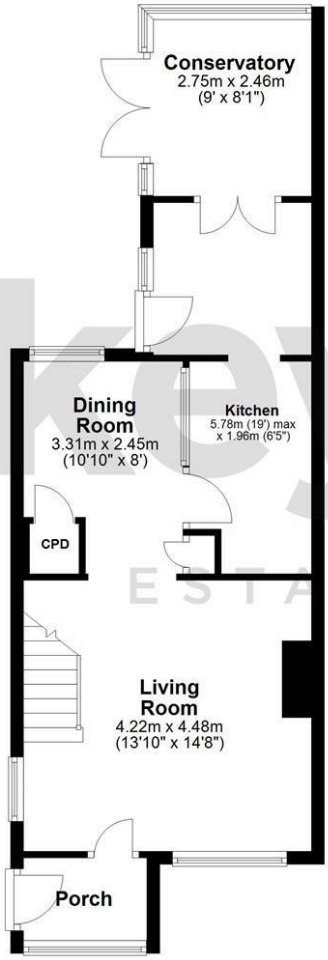
To the front is a pebbled garden with established shrubbery, along with a driveway providing access to the garage. To the rear, there is a generous enclosed garden featuring a patio area, lawn, and additional pebbled sections, complemented by well-maintained plants and shrubbery.

PROPERTY DETAILS

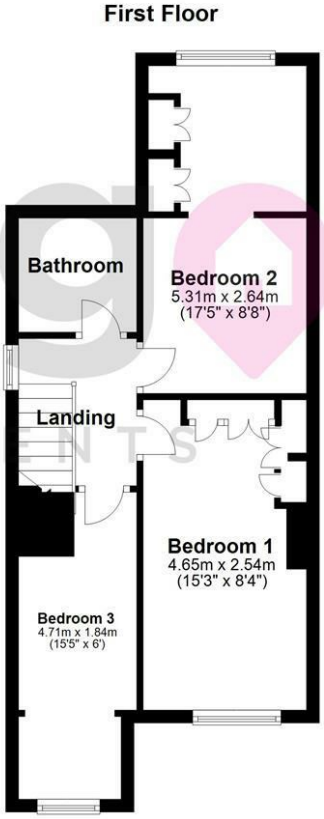
- LEASEHOLD, 741 YEARS REMAINING, £14PA GROUND RENT PAID TWICE A YEAR
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



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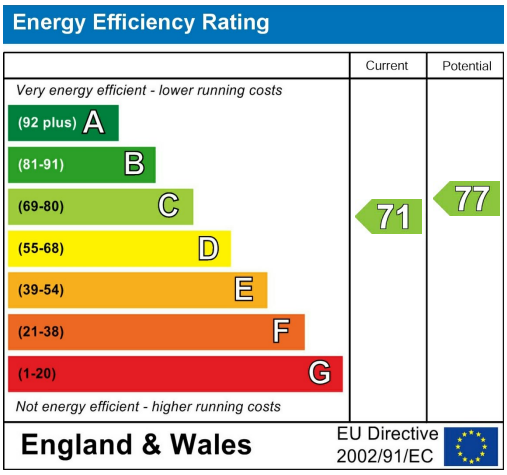



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