



19 Park Lane | Laughton Common | Sheffield | S25 3UG Guide Price £170,000 to £180,000

Bell & Co Estates are delighted to bring to market this move-in-ready, two-bedroom semi-detached home, located in the popular area of Laughton Common. In brief, the property comprises an inviting entrance hallway providing access to the front-facing lounge, featuring a charming fireplace and double doors opening into the kitchen-diner. The modern fitted kitchen offers ample cupboard space along with a dedicated dining area, ideal for entertaining. To the rear is a conservatory, a versatile additional living space that could be used as a second lounge, playroom or home office. To the first floor are two well-proportioned bedrooms, with the master benefiting from fitted wardrobes. The modern family bathroom is fitted with a shower over bath, WC and wash basin. Externally, the property boasts a block-paved driveway to the front providing off-road parking for multiple vehicles, with iron gates to the side offering access to the generous rear garden. Mainly laid to lawn with a large patio area and shed, this fantastic outdoor space is perfect for entertaining, relaxing or watching little ones play. Ideally positioned close to local amenities, schools and transport links, this home offers an excellent opportunity for a range of buyers in a highly sought-after location.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



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