



16 Euston Way | Dinnington | Sheffield | S25 3RS

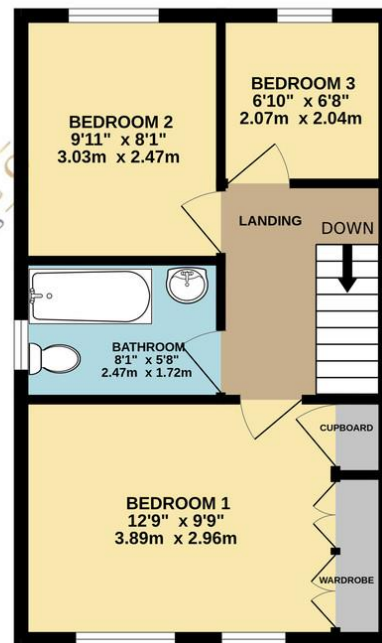
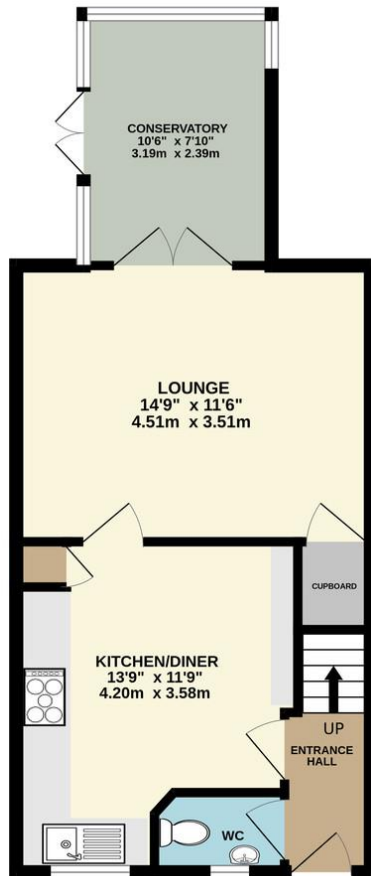
£195,000

Bell & Co Estates are delighted to present this spacious three-bedroom semi-detached property, perfectly located in the heart of Laughton Common and offered with no chain. Entrance hallway with guest WC and wash basin, modern fitted kitchen including integrated appliances, ample cupboard and worktop space. Open dining area – ideal for family meals or entertaining. Rear-facing lounge with, understairs storage cupboard, french doors opening into the conservatory. Bright conservatory leading out to the rear garden. Upstairs are two generous double bedrooms, master bedroom with fitted wardrobes, further good-sized single bedroom – ideal as a nursery, guest room, or home office and modern family bathroom, featuring shower over bath, wash basin and WC. To the rear of the property houses a rear garden with, patio area for entertaining, lawned section – perfect for children or pets, side gate access to the front which is well-maintained frontage, offering curb appeal and easy maintenance. Positioned in a quiet and popular residential area which is close to local amenities, schools, and public transport. Easy access to major routes including M1 and A57 with great proximity to local parks and countryside walks. This well-presented, move-in ready home offers the perfect combination of modern finishes, spacious living, and a convenient location. Whether you're stepping onto the property ladder or expanding your family, this property is sure to impress.



GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



Contact Details

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16 Euston Way
Dinnington
SHEFFIELD
S25 3RS

Energy rating

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Valid until
7 May 2035

Certificate number
2614-1591-1192-6625-5164

Property type Semi-detached house

Total floor area 69 square metres

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