



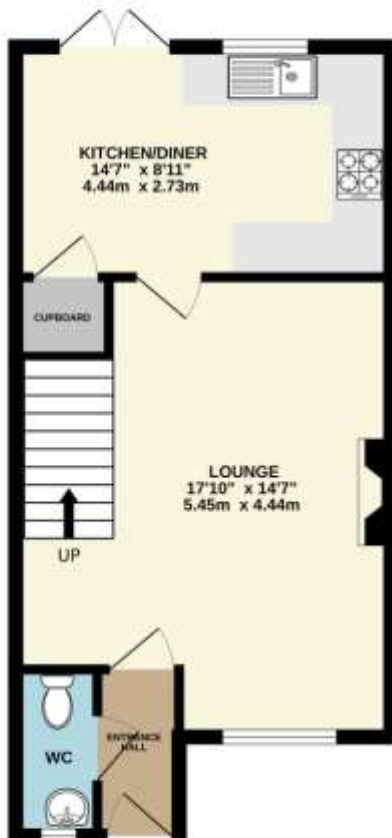
1 Waterloo Court | Laughton Common | S25 3RT

£200,000

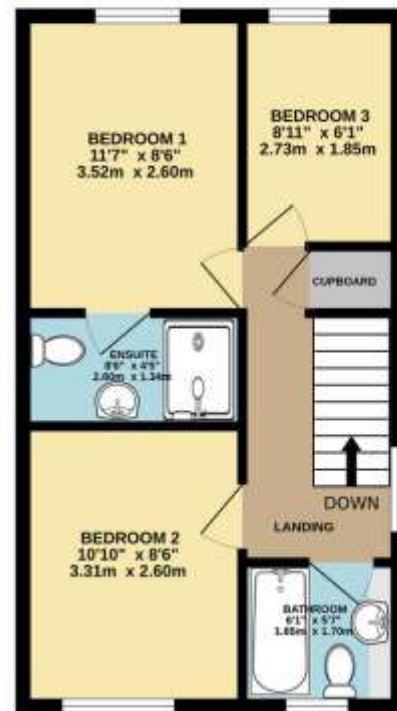
Bell & Co Estates are delighted to present this modern three-bedroom semi-detached home, perfect for first-time buyers, small families, or those looking to downsize without compromise. Step into the welcoming entrance hall with a convenient downstairs WC, leading through to the bright and spacious lounge - the perfect place to relax or entertain. To the rear of the property sits the modern kitchen/diner, featuring sleek units, ample worktop space, and room for family dining, with direct access to the rear garden - ideal for summer evenings. Upstairs, you'll find three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom. Bedroom three would also make a perfect home office or nursery. Externally, the property enjoys a private rear garden, ideal for low-maintenance outdoor living, with patio area and gate access leading to the driveway providing ample off-road parking. Located in the sought-after village of Laughton, this home offers the best of both worlds - a peaceful community setting with excellent access to local amenities, schools, and transport links. This stylish and ready-to-move-into home is sure to attract plenty of interest - early viewing is highly recommended!



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



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1, Waterloo Court Dinnington SHEFFIELD S25 3RT		Energy rating C
Valid until 5 October 2026	Certificate number 8906-7223-4320-8295-9996	

Property type	Semi-detached house
Total floor area	76 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 and 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.