



### 31 Finsbury Close | Laughton Common | S25 3RZ

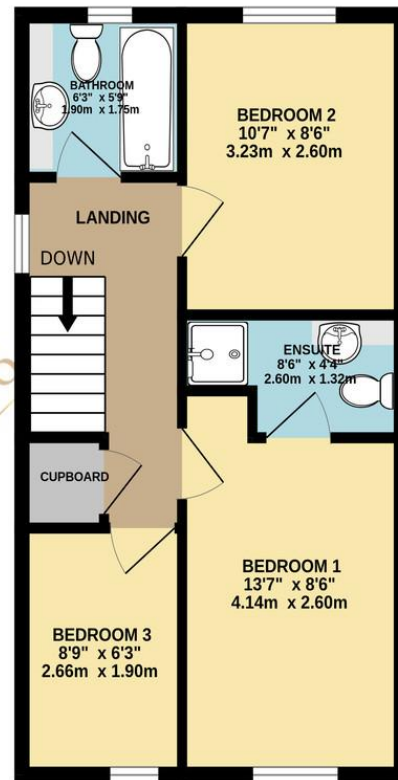
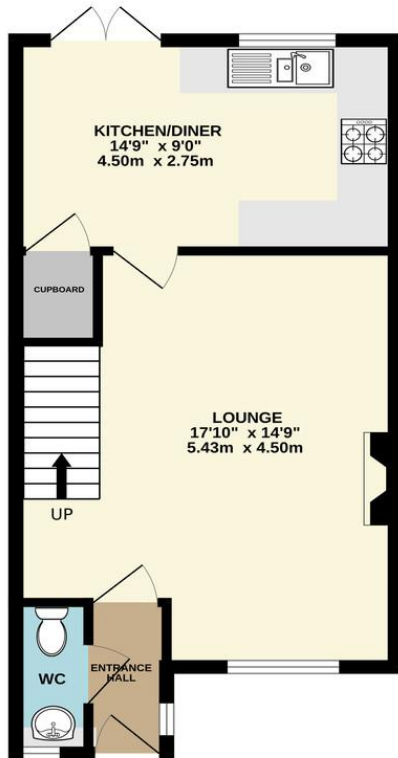
**£175,000**

Bell & Co Estates are delighted to present this three-bedroom semi-detached home that offers contemporary living over two well-proportioned floors, perfect for first-time buyers, young families, or those looking to upsize with style and comfort. Step into a welcoming entrance hall, complete with a convenient downstairs WC. The hallway leads into a spacious lounge, perfect for relaxing or entertaining guests. To the rear, a modern kitchen/diner offers ample space for family meals and gatherings, with direct access to the rear garden. The upper floor hosts three well-sized bedrooms and two bathrooms: The main bedroom includes a private en-suite shower room, providing a touch of luxury and privacy. A second double bedroom and a third bedroom offer flexibility for family, guests, or home office use. The family bathroom is centrally located and stylishly appointed. To the side of the property the driveway provides off road parking with gated access to the rear garden and front garden which is mainly laid to lawn. To the rear is an enclosed rear garden which again is mainly laid to lawn ready for someone to put their own stamp on it, a great space for entertaining. This property combines modern design with everyday practicality, making it an ideal home for a variety of buyers. Close to local amenities and transport links this home is in a great location. Early viewing is highly recommended to fully appreciate the space and quality on offer.



GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



## Contact Details

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31, Finsbury Close  
Dinnington  
SHEFFIELD  
S25 3RZ

Energy rating

**D**

Valid until  
**3 October 2026**

Certificate number  
**8726-7223-4220-0216-9902**

**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 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