



### 43 Euston Way | Laughton Common | Sheffield | S25 3RS

£250,000

Bell & Co Estates are excited to present this stylish and well-maintained three-bedroom detached property in the heart of Laughton Common. With modern interiors, a private garden, and a detached garage, this move-in-ready home is perfect for first-time buyers, families, or downsizers and is offered with no onward chain. In brief the property comprises of entrance hallway leading to the downstairs WC with wash basin. Front-facing lounge with feature electric fire and surround and access to the conservatory – ideal as an additional seating or play area. Open-plan modern kitchen, featuring central island and breakfast bar, integrated appliances, ample worktop and cupboard space with understairs cupboard for extra storage and rear door providing access down the side of the property. Upstairs houses the master bedroom with en-suite including shower, wash basin, and WC, second double bedroom with fitted wardrobes and good-sized third bedroom, perfect for a child's room, home office or guest space. Contemporary family bathroom featuring shower over bath, wash basin and WC. To the front of the property is a gated walkway with attractive garden area, private rear garden with decked area, artificial grass for low maintenance and rear gate access to driveway and detached garage for secure parking or storage. Centrally located in Laughton Common, close to local amenities, shops, and cafes. Excellent access to transport links and the M1/A57, within catchment of reputable local schools. Contact Bell & Co Estates today to book your viewing market for long!



GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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43, Euston Way Dinnington SHEFFIELD S25 3RS		Energy rating <b>C</b>	
Valid until <b>3 October 2026</b>		Certificate number <b>8666-7123-4950-5294-4906</b>	
Property type		Detached house	
Total floor area		80 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