



**3 Euston Way, Sheffield  
South Yorkshire S25 3RS**

**Guide price £180,000**

**\*\*Guide Price £180,000 - £190,000\*\***

This well-presented three-bedroom semi-detached home offers spacious and versatile living across two floors, ideal for families or first-time buyers. Featuring a modern kitchen/diner, generous living room with direct garden access, and a convenient downstairs WC, the property also benefits from a secure, low-maintenance rear garden and ample off-street parking via a gated shared driveway. Perfectly positioned just minutes drive from the M1 motorway, local schools, and supermarkets, it combines comfortable interiors with excellent convenience for everyday living.

- Three-bed semi-detached home
- Handy downstairs WC
- Low-maintenance rear garden
- Close to M1, schools & shops
- Spacious living room with garden access
- Master with fitted wardrobes
- Parking for 3–4 cars
- Modern kitchen/diner
- Family bathroom with shower over bath
- Gated shared driveway

locating your ideal home



### Entrance Hall

Entered via a composite door, the hallway provides access to the staircase rising to the first-floor landing, the kitchen/diner, and the downstairs WC.

### Downstairs WC

Fitted with a low flush WC and hand wash vanity unit with storage, central heating boiler. The room benefits from laminate flooring and a front-facing obscure double glazed window.

### Kitchen Diner

A bright and practical space with laminate flooring and a front-facing double glazed window. The kitchen offers a range of wall and base units with worktops, an electric hob with overhead extractor, an integrated electric oven, and space for freestanding appliances. There is ample room for a dining table and chairs, with a door leading through to the living room.

### Living Room

Generous in size, the living room features laminate flooring, a rear-facing double glazed window, and rear-facing double glazed patio doors opening directly onto the garden. There is also access to an under-stairs storage cupboard.

### First Floor Landing

Providing access to three bedrooms, the family bathroom, and loft hatch

### Master Bedroom

A spacious double bedroom with a front-facing double glazed window. The room includes fitted wardrobes and an over-stairs built-in storage cupboard. Neutral décor and carpeted flooring complete the space, with plenty of room for freestanding furniture.

### Second Bedroom

A well-proportioned double bedroom with rear-facing double glazed window, carpeted flooring, and space for freestanding furniture.

### Third Bedroom

A single bedroom with front-facing double glazed window, carpeted flooring, and neutral decoration.

### Family Bathroom

Fitted with a three-piece suite comprising bath with overhead electric shower, pedestal wash hand basin, and low flush WC. Finished with tiled flooring and a side-facing obscure double glazed window.

### Externals

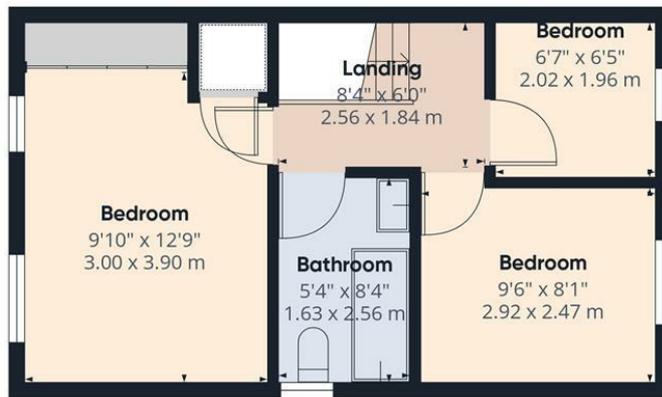
To the front of the property is a small lawn garden and to the side a gated shared driveway with just one neighbour, providing off-street parking for up to three to four cars and space for a shed. The rear garden is secure, gated, and fenced, offering low-maintenance outdoor space mainly laid to lawn with a small patio seating area to the side of the property.







Floor 0



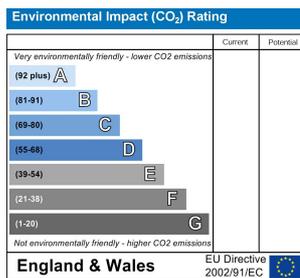
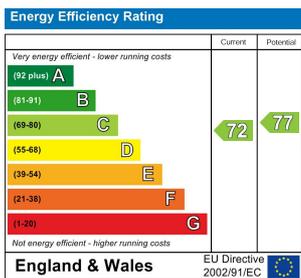
Floor 1

Approximate total area<sup>(1)</sup>  
711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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