



**Southfarm Avenue, Harthill Sheffield S26 7WY**

**welcome to**

**Southfarm Avenue, Harthill Sheffield**

GREAT FOR FIRST TIME BUYERS!! Well presented three bedroom semi detached property in Harthill. Popular village location!! Benefiting from off road parking AND detached garage!! Early viewings advised! \*\*\* PRICE £220,000 o.i.e.o\*\*\*



### **Lounge Diner**

22' 2" x 12' MAX ( 6.76m x 3.66m MAX )

Spacious lounge diner having laminate flooring throughout. Front facing double glazed window and rear facing French doors leading onto rear garden. Two central heating radiators.

### **Kitchen**

10' 3" x 9' 4" ( 3.12m x 2.84m )

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Electric oven and hob with cookerhood over. Plumbing for washing machine and space for fridge freezer. Tiling to splashback area. Rear facing double glazed window and side facing double glazed door.

### **Stairs And Landing**

Stairs rising to first floor accommodation with access to loft space.

### **Bedroom One**

10' 4" x 12' 10" ( 3.15m x 3.91m )

Front facing double glazed window and central heating radiator.

### **Bedroom Two**

9' 9" x 11' 5" Into doorway ( 2.97m x 3.48m Into doorway )

Rear facing double glazed window and central heating radiator.

### **Bedroom Three**

9' 5" x 6' 9" ( 2.87m x 2.06m )

Rear facing double glazed window and central heating radiator.

### **Family Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with electric shower over. Fully tiled walls and double glazed window.

### **Outside Space**

To the rear is a decked area with further raised patio perfect for outdoor seating.

### **Detached Garage**

Concrete sectional garage with power and lighting.



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## Southfarm Avenue, Harthill Sheffield

- VILLAGE LOCATION
- GREAT FOR FIRST TIME BUYERS
- OFF ROAD PARKING AND GARAGE
- \*\*\* PRICE £220,000 o.i.e.o\*\*\*
- Council Tax Band B

Tenure: Freehold EPC Rating: D

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT106960 - 0009

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