



5 Southfarm Avenue | Harthill | Sheffield | S26 7WY

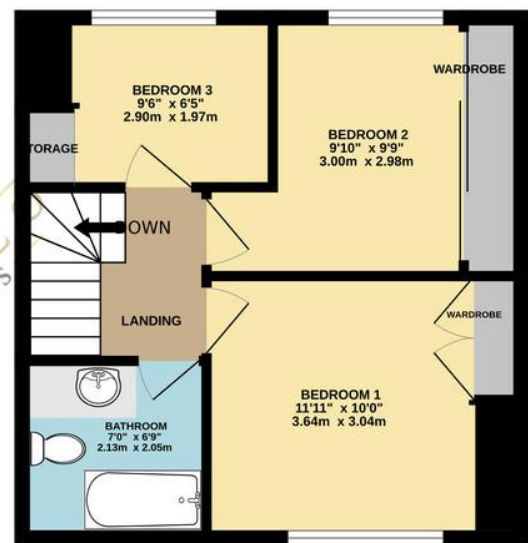
Guide Price £220,000 to £230,000

Bell & Co Estates are delighted to present this beautifully presented three-bedroom semi-detached home, perfect for first-time buyers, growing families, or investors alike offered with no chain. The ground floor comprises a welcoming entrance hallway leading into the bright and spacious lounge, measuring over 22ft in length, making it a fantastic family and entertaining space including the perfect dining area. To the rear sits a well-proportioned kitchen with ample worktop and cupboard space, overlooking the garden with rear door access. Upstairs, the property offers three bedrooms, with the master and second bedrooms benefiting from fitted wardrobes. Bedroom three provides a perfect nursery, home office, or guest room with fitted cupboard. The bathroom is complete with walk in shower, wash basin, and WC. Externally, the home enjoys both front, side and rear gardens, with plenty of scope to create an outdoor space to suit your lifestyle. Detached garage with electric. Located in a sought-after area close to local schools, shops, and excellent transport links, this property offers modern living in a convenient location. Call Bell & Co today to arrange your viewing – don't miss out on this fantastic home!



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst 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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5 Southfarm Avenue
Harthill
SHEFFIELD
S26 7WY

Energy rating

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Valid until
17 September 2035

Certificate number
2955-1117-9665-1817-9211

Property type

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 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