



8 De Sutton Place | Harthill | Sheffield | S26 7XG

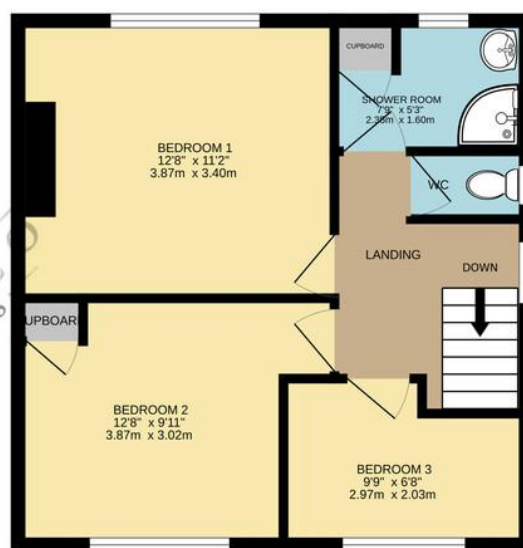
£220,000

Bell & Co Estates are delighted to present this charming three-bedroom semi-detached home, offered to the market with **no vendor chain** and situated in the heart of Harthill. Upon entering, the welcoming hallway leads through to a spacious open plan lounge with dining area, featuring a beautiful bay window which allows natural light to flood the room, creating a bright and inviting space to relax. A rear facing lounge area which overlooks the rear garden. The fitted kitchen offers a rear facing position, complemented by a useful pantry for additional practicality. The kitchen also provides access to a range of traditional outbuildings, comprising a WC, storage area and former coal house. To the first floor, the property boasts two generously sized double bedrooms alongside a further well-proportioned single bedroom. The accommodation is completed by a shower room with wash basin and a separate WC. Externally, the property benefits from a front garden, predominantly laid to lawn, with a pathway leading to the main entrance. On-road parking is available, while the rear garden and accompanying outbuildings provide further outdoor space and practicality. Situated in the popular village of Harthill, the property is conveniently positioned for local amenities, schools and transport links, making it an appealing choice for families and buyers alike. With its spacious layout, traditional features and scope to personalise, this home offers an exciting opportunity for purchasers looking to put their own stamp on a property. Call Bell & Co Estates now to arrange your viewing.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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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