



3 Casson Drive | Harthill | Sheffield | S26 7WA

Guide Price £240,000 to £250,000

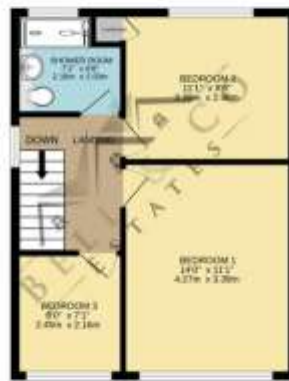
Bell & Co Estates are delighted to present this spacious Three-Bedroom Semi-Detached family home, ideally situated in the ever-popular village of Harthill. Offering well-proportioned accommodation across three floors, this fantastic property combines practicality and versatility, making it an excellent choice for first-time buyers, growing families or those looking for additional space. Stepping inside, you are welcomed by a bright entrance hall leading through to a generous front-facing lounge, creating the perfect place to relax after a busy day. To the rear of the property is a separate sitting/dining room, ideal as a second reception room, home office or children's playroom, with access into the spacious kitchen/diner. With an abundance of worktop and cupboard space along with plenty of room for family dining, this is undoubtedly the heart of the home. To the first floor are three well-proportioned bedrooms, including two spacious doubles and a generous single bedroom, all served by a modern shower room. A real bonus is the converted loft room on the second floor, offering a fantastic and versatile space currently ideal as a home office, hobbies room, snug or occasional guest accommodation, with useful eaves storage. Externally, to the front of the property the driveway provides off road parking leading to the garage and to the rear the property enjoys enclosed gardens providing the perfect space for children to play, outdoor entertaining or simply relaxing during the warmer months. Located within the sought-after village of Harthill, the property is close to a range of local amenities and well-regarded schools.



GROUND FLOOR
544 sq ft. (50.5 sq m.) approx.

1ST FLOOR
403 sq ft. (37.2 sq m.) approx.

2ND FLOOR
180 sq ft. (16.6 sq m.) approx.



TOTAL FLOOR AREA: 1127 sq ft. (104.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan presented 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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3 Casson Drive
Harthill
SHEFFIELD
S26 7WA

Energy rating

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Valid until

13 July 2036

Certificate number

2670-1295-1507-2791-2518

Property type

Semi-detached house

Total floor area

100 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