



11 De Sutton Place | Harthill | S26 7XG

Guide Price £190,000 to £200,000

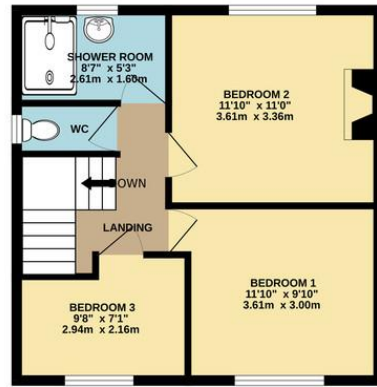
Bell & Co Estates is delighted to present this charming three-bedroom semi-detached home, offered with No Vendor Chain, located in the heart of Harthill. This property is ideal for families looking to make it their own. Upon entering, the hallway leads to a spacious front-facing lounge with a beautiful bay window, filling the room with natural light. A separate dining room overlooks the rear garden, perfect for family meals and entertaining. The extended fitted kitchen provides ample storage, a pantry, and access to the outbuildings, which include a WC, storage area, and the old coal house, adding character and practicality. There is also direct access from the outbuildings into the rear garden. Upstairs, the property offers two large double bedrooms and a further good-sized single bedroom. The shower room includes a wash basin, and there is a separate WC for added convenience. Externally, the front garden is mainly laid to lawn, with on-road parking available. A path leads to the front door, welcoming you into the home.

- No Chain!
- Three Bedroom Semi Detached
- Spacious Throughout
- Large Plot
- Front Facing Lounge
- Separate Reception Room
- Shower Room
- Huge Potential



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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11 De Sutton Place
Harthill
SHEFFIELD
S26 7XG

Energy rating

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Valid until
2 October 2034

Certificate number
2401-9006-4113-9562-2316

Property type Semi-detached house

Total floor area 87 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 and 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