



## 5 De Sutton Place | Harthill | S26 7XG

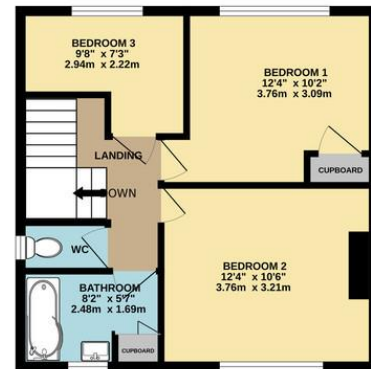
Guide Price of £240,000 to £250,000

Bell & Co Estates is delighted to present this beautifully renovated three-bedroom semi-detached home in the heart of Harthill. Perfect for families or first-time buyers, this property is move-in ready and offers modern finishes throughout. The entrance hallway sets the tone for the home with a practical understairs storage cupboard. The spacious front-facing lounge flows seamlessly into the open-plan kitchen and dining area, creating a bright and airy living space. The modern kitchen offers ample cupboard and worktop space, perfect for meal preparation and entertaining. From the dining area, French doors open onto the rear garden, providing an effortless indoor-outdoor connection. A side porch off the kitchen includes a convenient WC and additional storage, with a rear door leading directly into the garden. Upstairs, the property features three well-proportioned bedrooms, making it ideal for families or flexible use as a guest room. The modern family bathroom includes a shower over the bath, wash basin, and an airing cupboard. A separate WC provides additional convenience. The front garden enhances the property's curb appeal, while on-road parking is easily accessible. The large rear garden has been landscaped and includes a greenhouse, offering endless possibilities for gardening or outdoor activities.



GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.

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



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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## Contact Details

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5 De Sutton Place  
 Harthill  
 SHEFFIELD  
 S26 7XG

Energy rating

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Valid until  
**20 November 2034**

Certificate number  
**2913-5282-3217-7194-1137**

**Property type** Semi-detached house

**Total floor area** 82 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