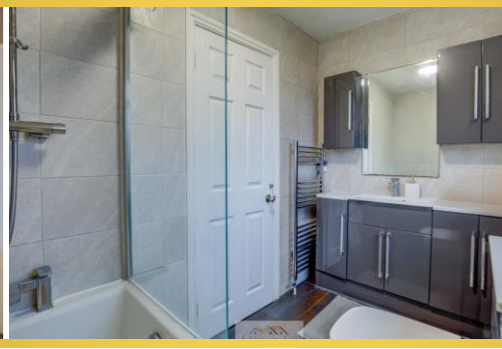




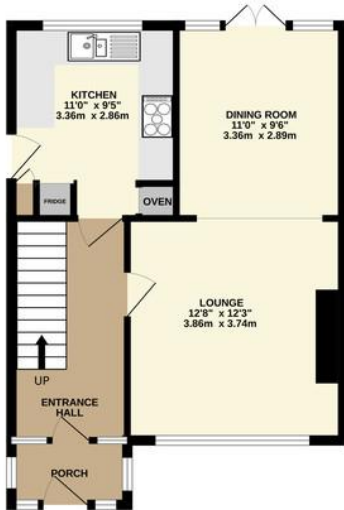
5 Tortmayns | Todwick | Sheffield | S26 1JE

Guide Price £260,000 to £270,000

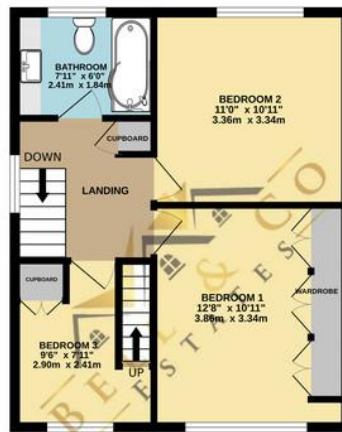
Bell & Co Estates are delighted to present this beautifully appointed and modern three-bedroom semi-detached home, ideally positioned within the sought-after village of Todwick offered with no vendor chain. The property is entered via a welcoming hallway leading through to a generously sized lounge, providing a comfortable and inviting space to relax with electric fire. This flows seamlessly into the dining room, creating an ideal setting for both everyday family life and entertaining guests. The modern fitted kitchen has been thoughtfully designed, offering ample worktop, appliances and cupboard space, contemporary units, and an attractive finish, with views and access overlooking the rear garden with rear door access. To the first floor are three well-proportioned bedrooms, both tastefully presented and offering comfortable accommodation. The modern family bathroom is finished to a high standard, featuring a contemporary suite that includes a bath with shower over, wash basin and WC. A standout feature of this home is the converted loft space, which provides a spacious storage space flooded with natural light. This versatile room could serve as a principal bedroom, guest suite, or home office, offering flexibility to suit a variety of lifestyles. Externally, the property enjoys a well-maintained garden to the rear, providing a private outdoor space ideal for relaxing, entertaining, or family use. Detached large garage with lighting and electrics. The frontage offers kerb appeal and practical outdoor space, complementing the overall presentation of the home.



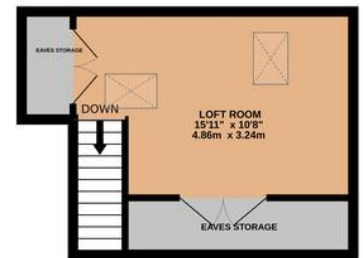
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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03333 580590

5 TORTMAYNS
TODWICK
ROTHERHAM
S26 1JE

Energy rating

D

Valid until
16 May 2031

Certificate number
9844-3006-5205-1509-4204

Property type Semi-detached house

Total floor area 88 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