











## 60 Batemoor Road

Batemoor • Sheffield • S8 8BX

Guide Price £160,000 - £175,000

An attractive 3 bedroom semi detached house built in 1997 in Batemoor. The property adjoins playing fields, has an open plan dining kitchen with built-in appliances, uPVC conservatory, gas central heating, uPVC double glazing, driveway and level gardens. The accommodation comprises: Entrance lobby. Living room having a feature fireplace with living flame gas fire, storage cupboard and French doors to the dining kitchen having a range of units complemented by contrasting worktops, hob, oven, extractor, washing machine and fridge/freezer. uPVC conservatory with French doors to both the kitchen and outside. First floor landing with airing cupboard and access to the roof space. Three bedrooms with wardrobes. Bathroom having a white suite, shower and part tiled. Batemoor Road is well placed for local shops and amenities in nearby Woodseats and Gleadless (including St. James Retail outlet), schools and transport links This property will be of interest to families first time buyers and investors alike. Leasehold - 125 Years From 1 January 1997. Ground rent £30 per annum.









- 3 Bedroom Semi Detached
- Adjoins Playing Fields
- uPVC Conservatory
- Built-In Kitchen Appliances
- Driveway

- No Chain
- uPVC Double Glazing & Gas Central Heating
- Excellent Amenities & Transport Links
- Council Tax Band B & EPC Rating D
- Leasehold

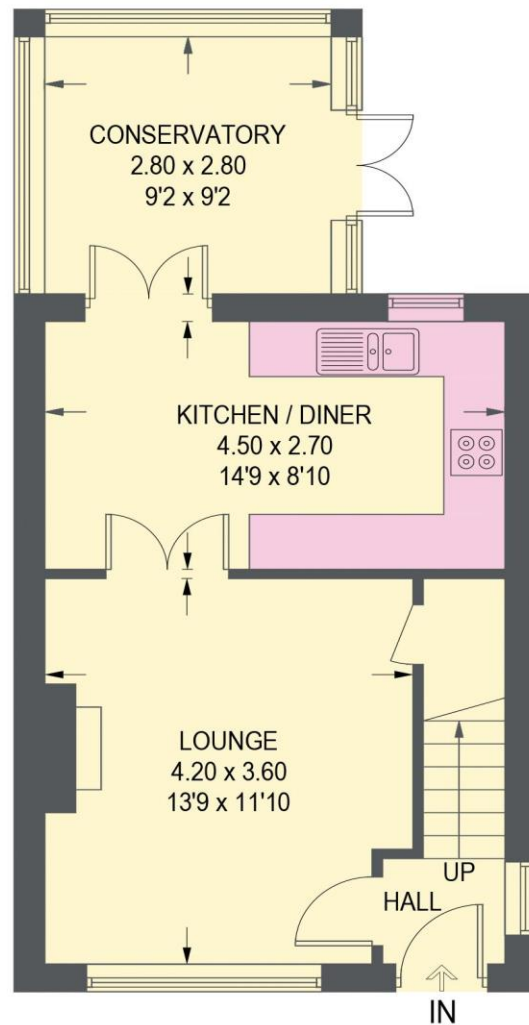




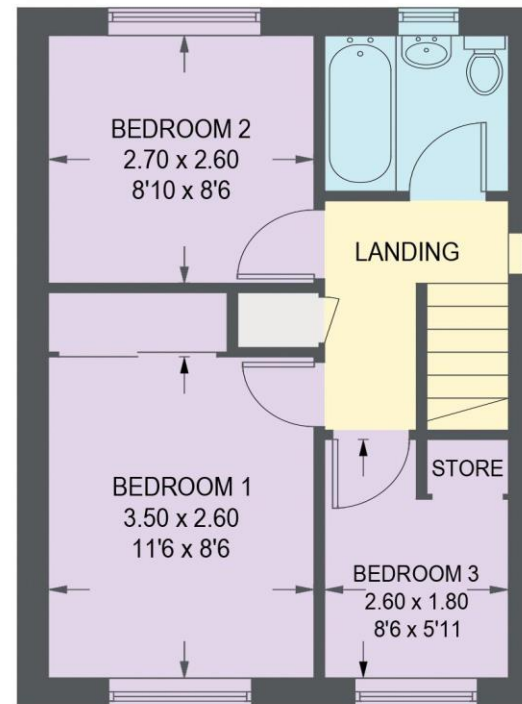


# 60 BATEMOOR ROAD

APPROXIMATE GROSS INTERNAL AREA = 71.4 SQ M / 768 SQ FT



**GROUND FLOOR**  
**39.9 SQ M / 429 SQ FT**



**FIRST FLOOR**  
**31.5 SQ M / 339 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.





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