

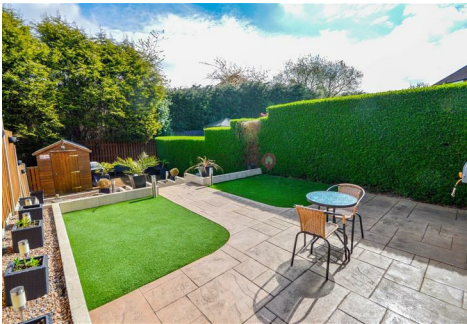
Marketing Preview



10 Batworth Drive, Sheffield, S5 8XX

£230,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this immaculately presented throughout and extended three bed semi-detached property which is situated on a quiet cul-de-sac. Offering a spacious kitchen/diner and a large family living room. Also having a double driveway and a landscaped garden. Good road links to Sheffield hospitals and Sheffield City Centre, Hillsborough and Kelham Island. Perfect for first time buyers and families alike!

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with laminate flooring, a ceiling light and a radiator. Stair rise to the first floor and door to the lounge/diner.

LOUNGE/DINER 12'0" x 22

A bright and spacious reception room with neutral decor, laminate flooring and a feature fireplace with an electric fire. Two ceiling lights, two radiators and walk in bay window to the front. Double doors and a single door to the kitchen/diner.

KITCHEN/DINER 15'8" x 17'11"

An "L" shape family room with ample natural oak wall and base units and granite worktops. Oven, microwave/combi-oven, hob and extractor fan. Integrated fridge/freezer, dishwasher and under counter space for a washing machine and tumble dryer. Spot lighting, radiator and window to the rear. Laminate flooring, patio doors to the rear and a side uPVC door.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window and access to the boarded loft via a fixed loft ladder. Doors to the three bedrooms and bathroom.

BEDROOM ONE 8'4" x 9'11"

A bright and double bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and walk in bay window to the front.

BEDROOM TWO 10'0" x 10'6"

A second double bedroom with a feature painted wall, carpeted flooring and a cupboard housing the boiler. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'6" x 6'6"

A third single bedroom with carpeted flooring and storage over the bulk head. Ceiling light, radiator and side window.

BATHROOM 6'5" x 5'6"

Comprising of a bath with a mixer shower tap, pedestal sink and a close coupled WC. Spot lighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a patterned concrete double driveway and a side path to rear.

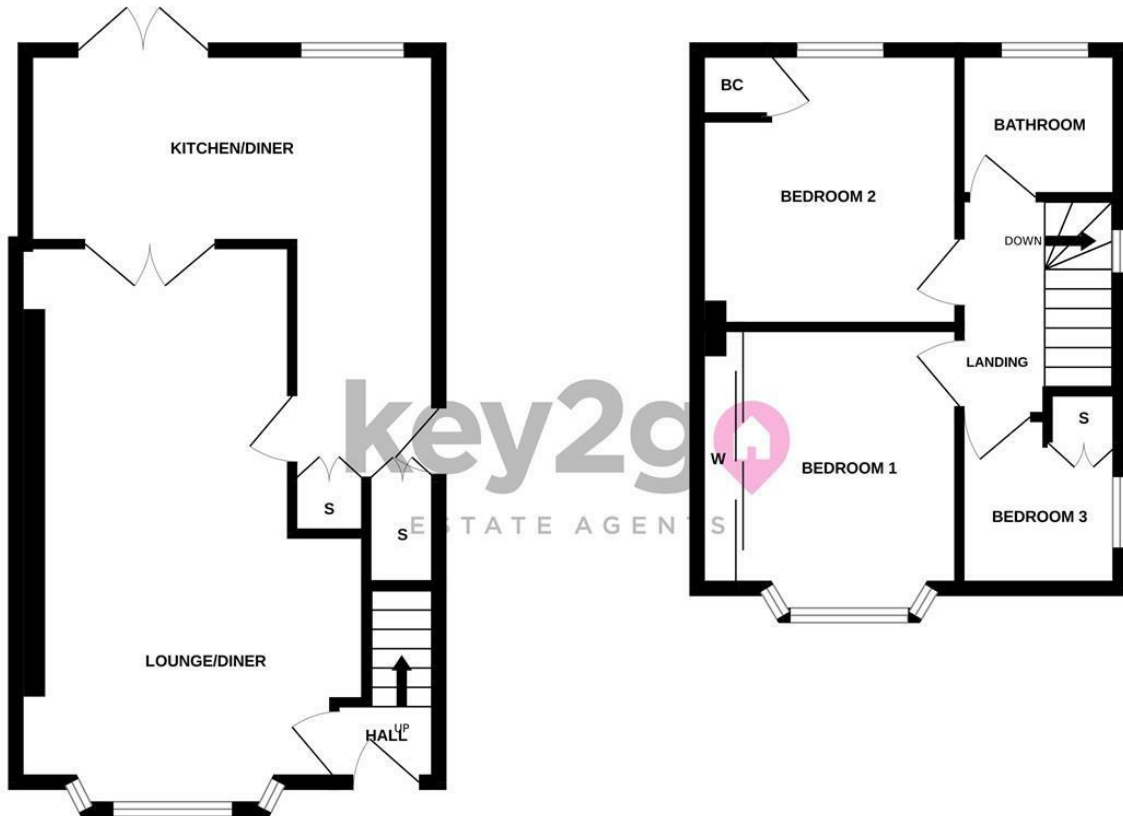
To the rear of the property is a tiered, low maintenance, private and enclosed garden with a continued patterned concrete patio, astroturf and lawns. Decking area and a shed.

PROPERTY DETAILS

- LEASEHOLD - CURRENTLY PURCHASING FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

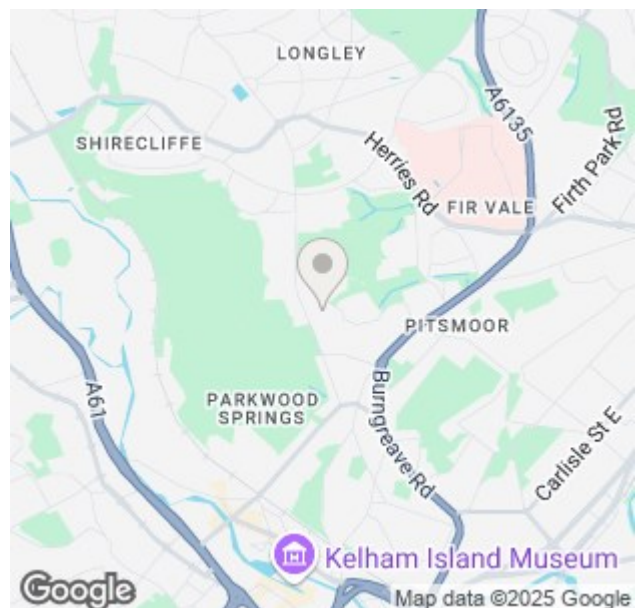
1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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