



HUNTERS®

HERE TO GET *you* THERE

30 Batworth Drive, Sheffield, S5 8XX

30 Batworth Drive, Sheffield, S5 8XX

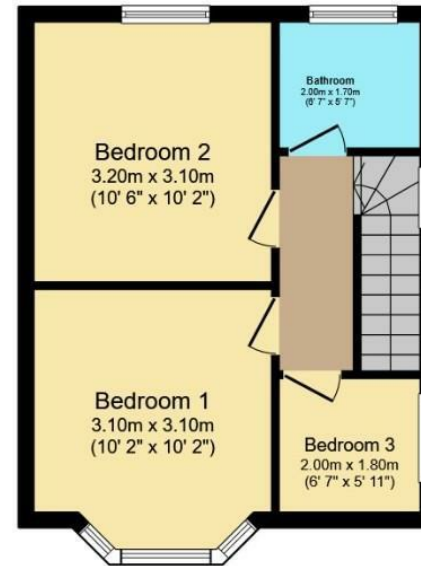
Asking Price £170,000

Hunters Hillsborough present an opportunity to purchase a forever family home boasting spacious rooms and an idyllic garden situated in the highly popular residential district of Shirecliffe. Offered for sale with no onward chain and appealing to first time buyers or growing families, viewing is a must to appreciate the size of accommodation on offer. This three bed semi detached is approached via a front gate with a path leading down through the front garden. Door into the lobby with stairs rising to the first floor. Superb open plan living space with neutral decor. Large bay windowed lounge with fire surround and a gas fire leading into the dining area with plenty of space for the family dining table. Tilt and slide patio doors into a conservatory with a radiator and ceiling fan for all year round use. French doors lead out into the relaxing rear garden. The galley style kitchen is accessed from the dining room with a good range of wall and base units, integrated appliances include an electric oven and hob with a washing machine, fridge freezer, and a microwave included in the sale. Access via a side door to the outdoor spaces. Upstairs, the master bedroom has a bay window and a range of fitted wardrobes. Further double bedroom overlooking the rear of the property with fitted wardrobe space. Single bedroom and bathroom with a bath, W/C and sink basin. The outside space has something for everyone with a lawn, patio area and a pebbled bed with a range of mature shrubs and plants. Garden shed included in the sale.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 81.3 sq.m. (875 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









