



Batworth Drive Shirecliffe Sheffield S5 8XW
Guide Price £175,000

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GUIDE PRICE £175,000-£185,000 ** FREEHOLD ** Situated on this quiet cul-de-sac in this popular residential area of Shirecliffe is this three bedroom semi detached property which enjoys a south-west facing rear garden and benefits from a rear extension, a driveway, uPVC double glazing and gas central heating. The property is well placed for local amenities, schools, Northern General Hospital and the Supertram network.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with access into the open plan lounge and dining room. The lounge area to the front has a lovely bay window allowing lots of natural light, while the focal point is the gas fire and fireplace. Attractive flooring flows through a large opening into the dining room which has patio doors opening to the rear garden, providing a perfect extension for indoor/outdoor dining. A door then opens into the extended kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and fridge freezer (all appliances included in the sale). There is a useful pantry and a side uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the the loft space, the three bedrooms and the bathroom. The principal bedroom has a bay window to the front aspect and fitted furniture. Double bedroom two overlooks the rear garden and benefits from fitted wardrobes. Bedroom three is to the front and currently used as an office. The bathroom has a three piece suite including bath with electric shower, WC and wash basin set in a combination unit.

- THREE BEDROOM SEMI DETACHED
- SOUTH-WEST FACING REAR GARDEN
- DRIVEWAY
- OPEN PLAN LOUNGE & DINING ROOM WITH PATIO DOORS
- EXTENDED KITCHEN
- THREE PIECE SUITE BATHROOM
- QUIET CUL-DE-SAC IN A POPULAR RESIDENTIAL AREA
- GREAT TRANSPORT LINKS
- AMENITIES & SCHOOLS CLOSE-BY
- NORTHERN GENERAL HOSPITAL





OUTSIDE

To the front of the property is a low wall and fence enclosing an artificial lawn. A driveway continues down the side of the property to the good sized, fully enclosed rear garden with a patio, steps to a lawn with attractive planted borders and a vegetable patch.

LOCATION

The location is superb, set in a quiet cul-de-sac in the sought after Shirecliffe area of Sheffield, with excellent transport links to Hillsborough with an abundance of shops and leisure facilities and access to the Supertram network throughout Sheffield. Within five minutes drive to the Northern General Hospital, making it a perfect buy for hospital staff. Good transport links in and around the city.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

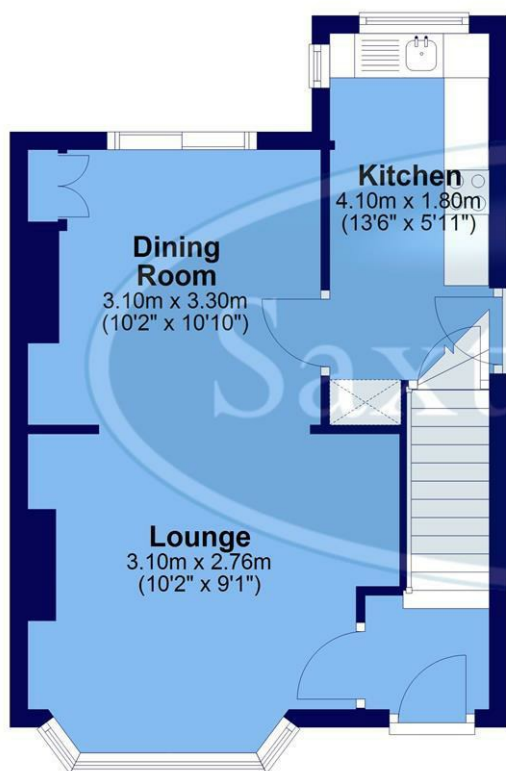
VALUER

Greg Ashmore MNAEA

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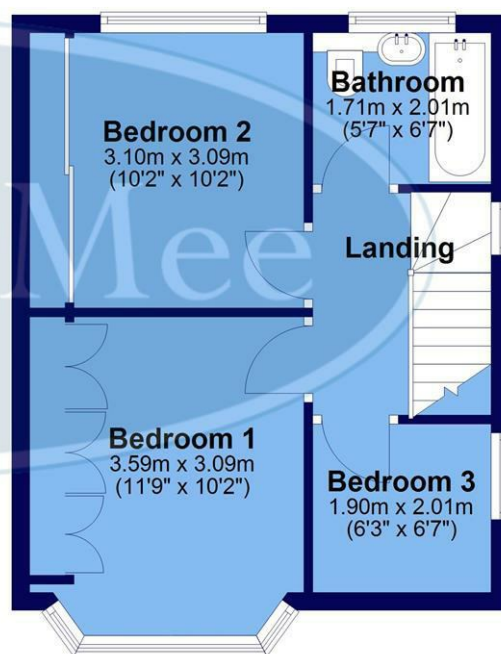
Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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