
HUNTERS®
HERE TO GET you THERE
35 Batworth Drive, Shirecliffe, S5 8XW

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Guide Price £250,000 - £260,000

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Hunters Hillsborough are delighted to present a stunning semi-detached family home thoughtfully extended and renovated to meet the needs of modern living. With three well-proportioned bedrooms and the added bonus of an occasional fourth bedroom in the attic, this property offers ample space for families of all sizes.

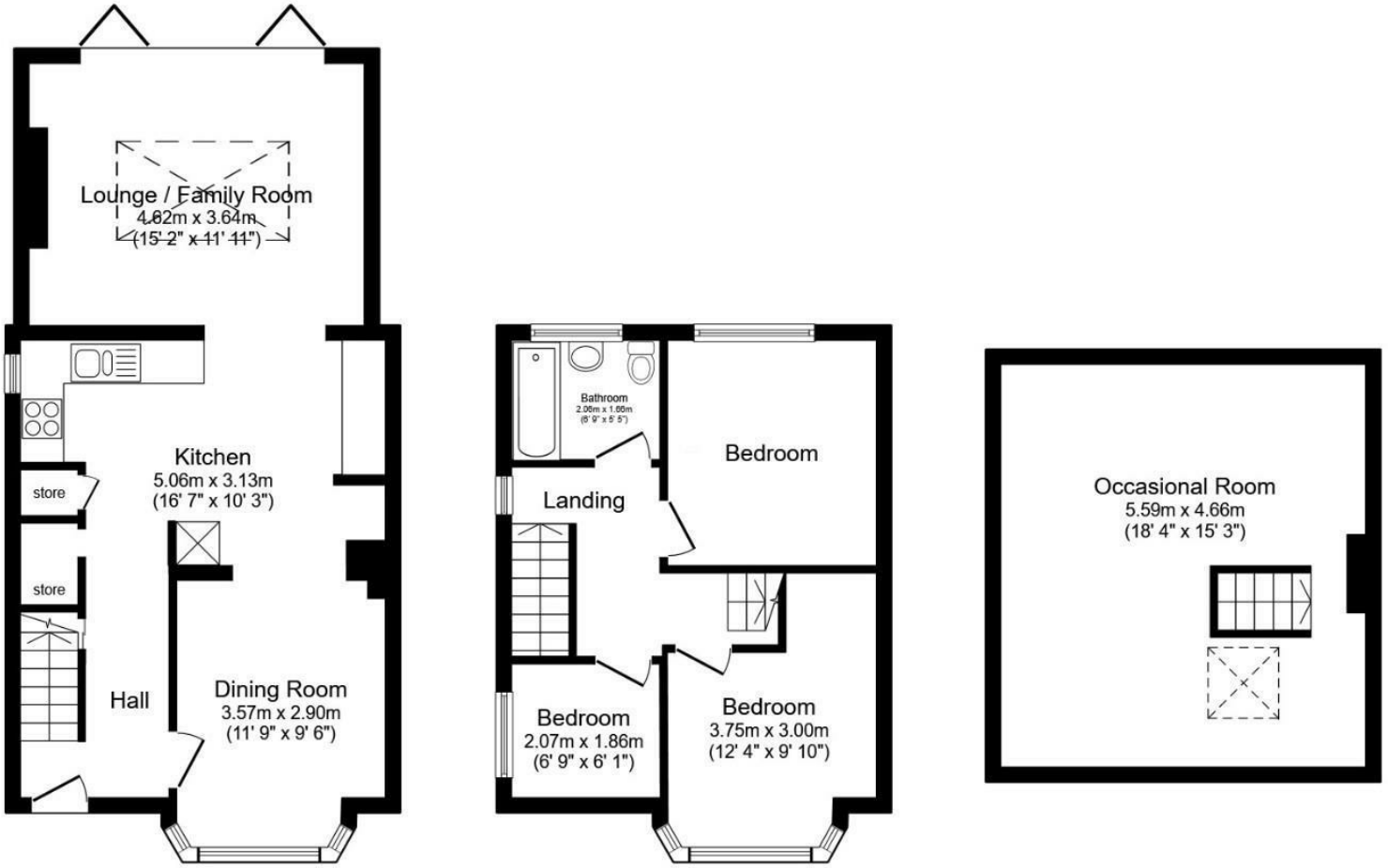
As you enter, you are greeted by a welcoming hallway adorned with solid Herringbone wooden flooring, which flows seamlessly throughout the ground floor. The open-plan living area is designed for both relaxation and entertaining, featuring a spacious dining area and a fully fitted kitchen that will delight any home chef. The highlight of this home is undoubtedly the expansive family room at the rear, complete with bi-fold doors that open up to the private garden, creating a perfect indoor-outdoor living experience. This room is further enhanced by a complete media wall, fitted blinds, and a skylight that floods the space with natural light.

The master bedroom boasts a charming bay window and modern white shutters, providing a serene retreat. A second double bedroom overlooks the rear garden, while a versatile single bed room can serve as an office or nursery. The modern bathroom is stylishly appointed, ensuring comfort for all family members.

The occasional attic bedroom, complete with a Velux window, offers additional space for guests or can be transformed into a creative workspace. Outside, the private rear garden features a decked area, ideal for summer gatherings, and the property benefits from parking for two vehicles on the driveway.

This home is not just a place to live; it is a lifestyle choice, combining modern elegance with practical family living. Don’t miss the opportunity to make this exquisite property your own.

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Total floor area: 113.4 sq.m. (1,221 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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.

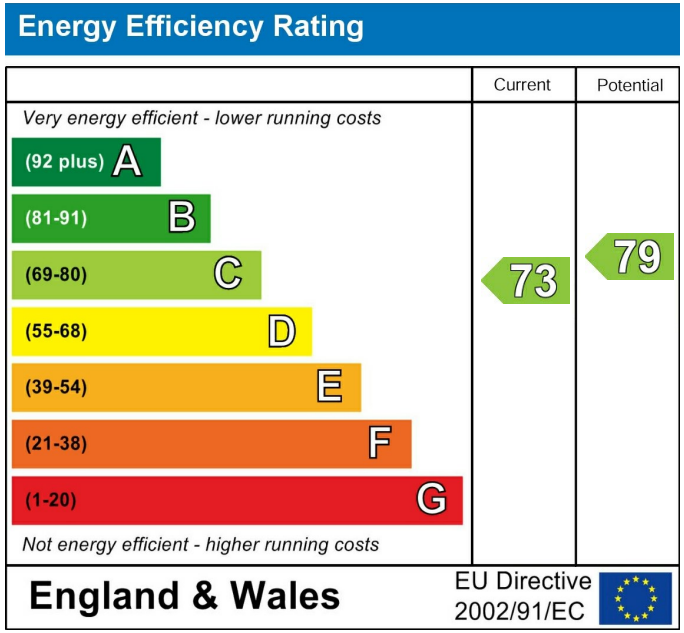
VACANT POSSESSION

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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

































