

## Marketing Preview



**41 Batesquire, Sothall, Sheffield, S20 2GS**

**£180,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



**NO CHAIN!** A fantastic opportunity to purchase this well presented throughout two double bedroom end Town House which is situated in a quiet location. Offering a porch, private and enclosed rear garden and off road parking for two cars. Close to amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers!

## **SUMMARY**

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## **PORCH**

Enter via uPVC door into the hallway with neutral decor, carpeted flooring and a ceiling light. Door to the lounge.

## **LOUNGE 11'10" x 15'0"**

A spacious reception room with neutral decor, carpeted flooring and an electric fireplace. Ceiling light, radiator and bay window. Stair rise to the first floor and door to the kitchen.

## **KITCHEN 11'9" x 9'10"**

A modern and stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated brand new oven, electric hob and extractor fan. Under counter space for a washing machine. Sink with a drainer and mixer tap. Neutral decor, radiator and window. Double sliding doors to the rear.

## **STAIRS/LANDING**

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and a storage cupboard. Access to the loft and doors to the two bedrooms and bathroom.

## **BEDROOM ONE 11'10" x 12'8"**

A double bedroom carpeted flooring and neutral decor. Ceiling light, radiator and window.

## **BEDROOM TWO 6'6" x 12'6"**

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## **BATHROOM 5'0" x 9'7"**

Comprising of a bath with a shower, sink and close coupled WC. Radiator and obscure glass window. Vinyl flooring and neutral decor.

## **OUTSIDE**

To the front of the property is a private, well presented and low maintenance garden with a lawn area and off road parking.

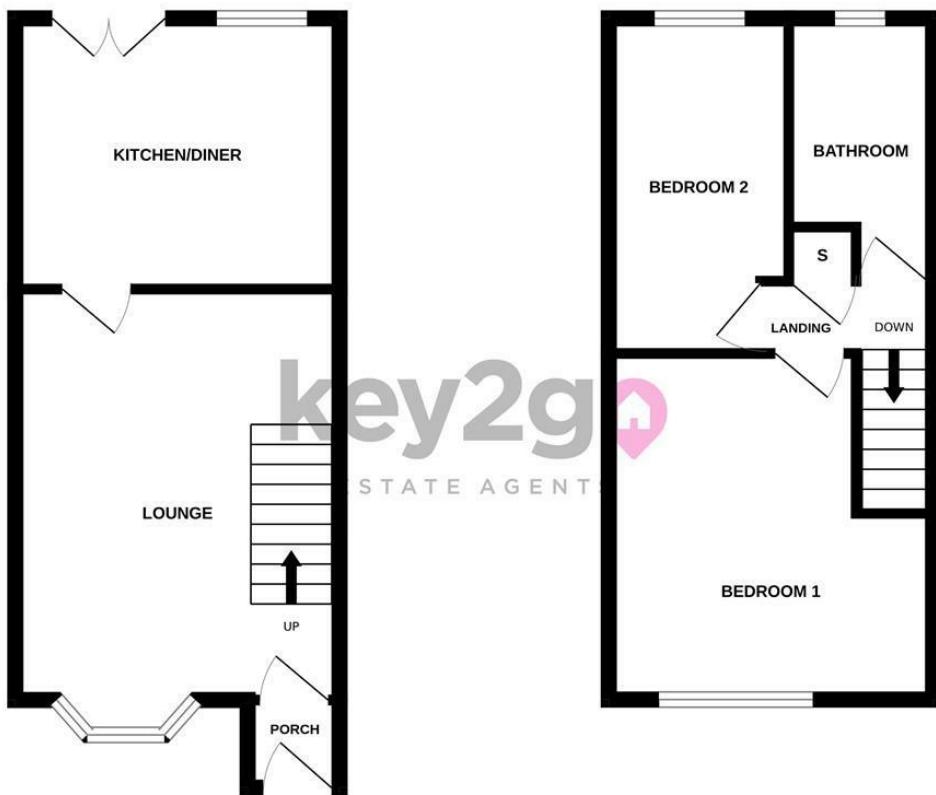
To the rear of the property is generous sized, enclosed and well presented garden with a patio area, shrubbery and a lawn area.

## **PROPERTY DETAILS**

- LEASEHOLD, 94 YEARS REMAINING, £50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER (2 YEARS OLD)
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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 inaccuracy. This plan is for illustrative purposes only and should not be relied on as such by 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                                   |                         | 86        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

