

Marketing Preview



43 Batesquire, Sothall, Sheffield, S20 2GS

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £180,000 - 190,000 ** CHAIN FREE** A fantastic opportunity to purchase this two double bedroom semi-detached property which is situated on a quiet cul-de-sac. Offering a stylish kitchen and bathroom. Being modern and ready to move into. Also having off road parking and a low maintenance garden. Short walk away from Crystal Peaks and Drakehouse Retail Park. On the doorstep to tram routes and local amenities. Perfect for first time buyers!

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

SUMMARY

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PORCH

Enter via composite door into the hallway with a storage cupboard, ceiling light and carpeted flooring. Door to the lounge.

LOUNGE 11'9" x 15'1"

A spacious reception room with painted walls and carpeted flooring. Ceiling light, radiator and window to the front. Stair rise to the first floor and door to the kitchen.

KITCHEN 11'9" x 9'10"

A modern kitchen having high gloss wall and base units and contrasting worktops. One and a half sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and space for a fridge/freezer. Ceiling light, radiator and laminate flooring. Sliding doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and airing cupboard. Access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'9" x 9'9"

A good sized double bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM TWO 11'9" x 8'10"

A double bedroom with neutral decor, carpeted flooring and a large over stairs storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 5'5" x 6'3"

A modern bathroom having a bath with an overhead electric shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

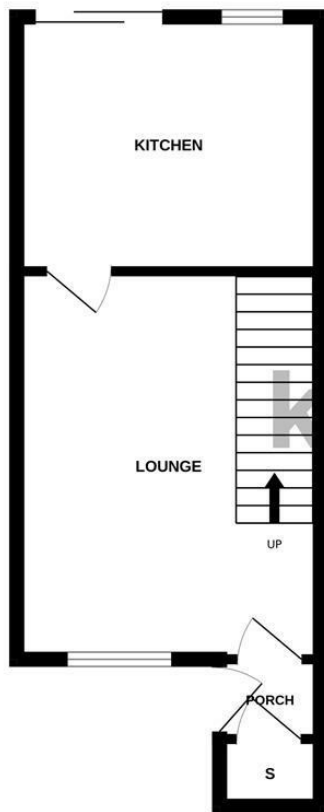
To the front of the property is a lawn area with shrubs, driveway to the side and a gate leading to the rear.

To the rear of the property is a low maintenance and enclosed garden with a patio, pebbled area and lawn. Shed and fencing to the boundaries.

PROPERTY DETAILS

- LEASEHOLD, 95 YEARS REMAINING, £50PA GROUND RENT

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



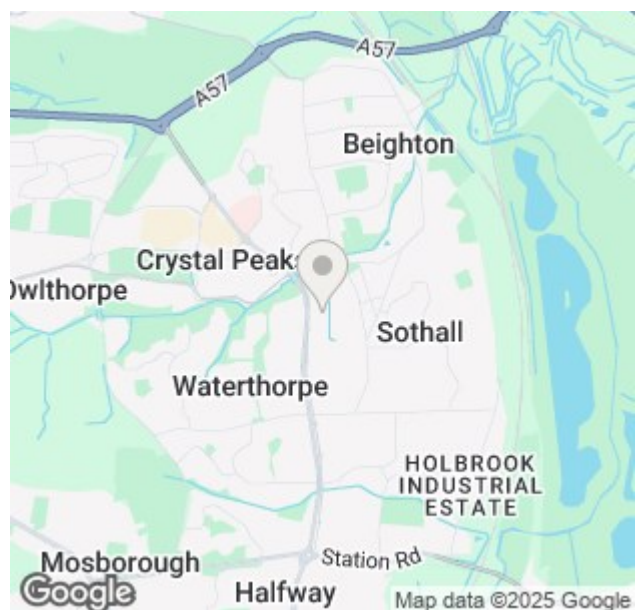
1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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		87
(81-91) B		
(69-80) C	71	
(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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