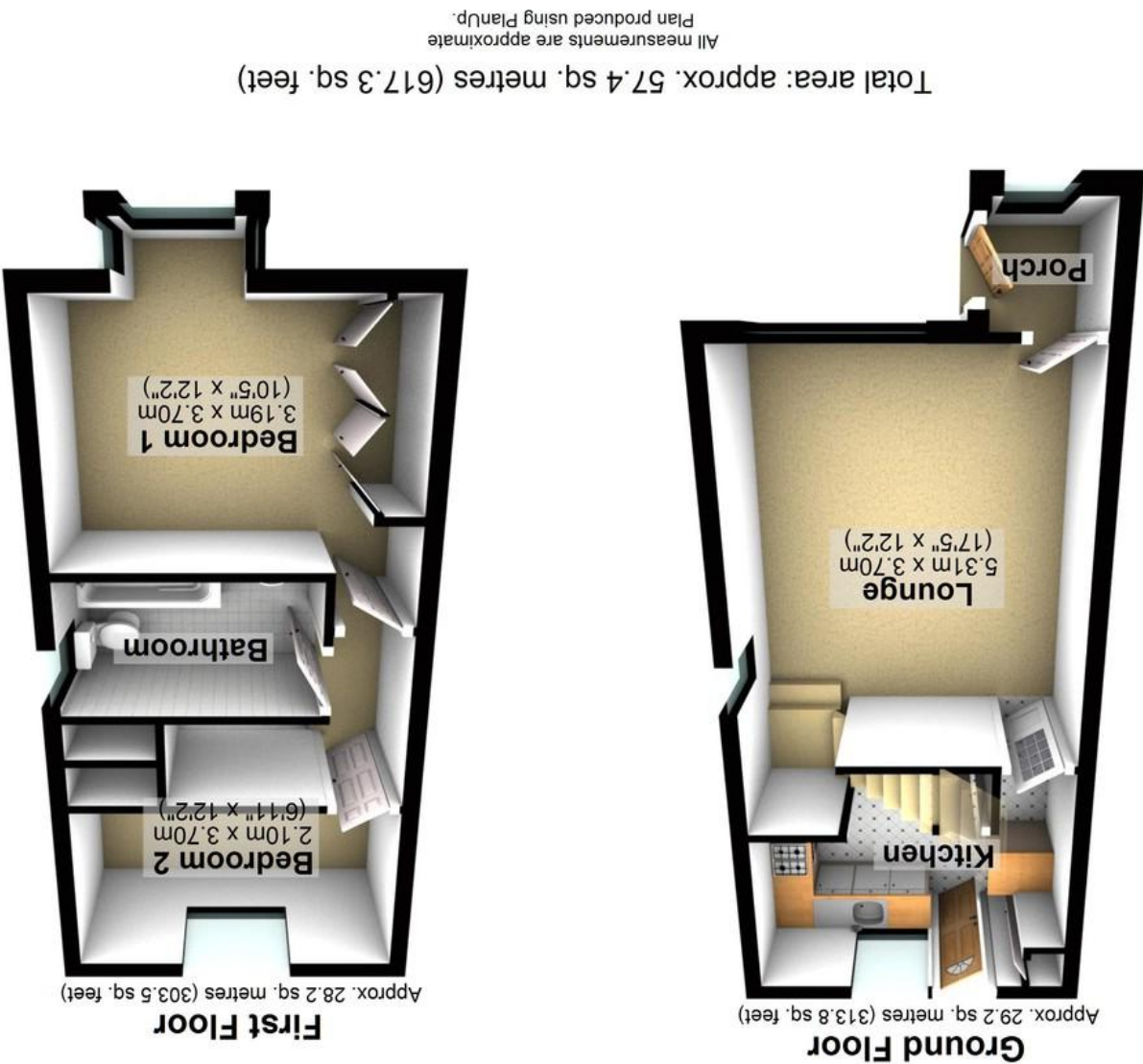


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions		Not energy efficient - higher running costs	
G (1-20)		G (1-20)	
F (21-30)		F (21-30)	
E (31-40)		E (31-40)	
D (41-50)		D (41-50)	
C (51-60)		C (51-60)	
B (61-70)		B (61-70)	
A (71-80)		A (71-80)	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Very energy efficient - lower running costs	
Current		Current	
Potential		Potential	
67		65	
73		74	





96 Batemoor Road | Batemoor | Sheffield | S8 8BX Property Tenure: Leasehold

Quietly tucked away on this quiet road in the very heart of this well sought after and desirable residential suburb of Lowedges is this smartly presented and very well proportioned two double bedroomed semi detached home. Perfect for the first time buyer, professional couple or those looking to invest number 96 is offered to the open market with the benefit of no upward chain and will be vacant on completion. With off road parking and light spacious accommodation carefully arranged over two floors the property is placed close to numerous local amenities, great schooling catchments, parks and The Peak District is right next door. In brief the accommodation comprises entrance hall, sitting room, dining kitchen, two great sized bedrooms and smartly finished bathroom.



### PROPERTY FEATURES

- TWO BEDROOMED SEMI DETACHED STYLE PROPERTY
- OFFERED TO THE MARKET WITH NO UPWARD CHAIN AND VACANT POSSESSION ON COMPLETION
- OFF ROAD PARKING AND REAR GARDEN
- WELL SOUGHT AFTER LOCATION OF LOWEDGES
- PERFECT FOR THE FIRST TIME BUYER AND YOUNG FAMILY
- GREAT LOCAL SCHOOLING CATCHMENTS
- VIEWING ADVISED TO FULLY APPRECIATE THE SIZE AND STYLE ON OFFER
- LIGHT AND SPACIOUS ACCOMMODATION OVER TWO FLOORS
- CLOSE TO LOCAL AMENITIES AND THE PEAK DISTRICT
- CLOSE TO COMMUTING MOTORWAY NETWORKS

