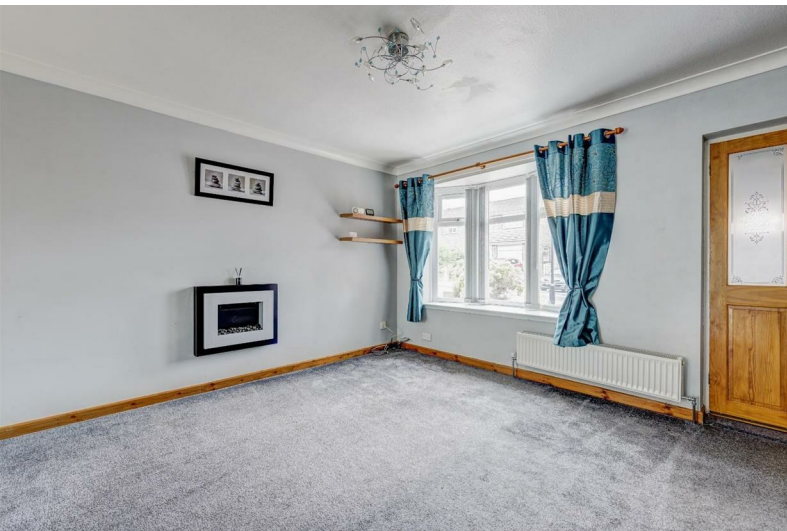




## 32 Mountbatten Drive

Burncross, Sheffield, S35 1WF

**Guide price £245,000**



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Burncross, Sheffield, S35 1WF

**Guide price £245,000**



GUIDE PRICE £245,000-£255,000  
NO CHAIN!

Welcome to this charming property located on Mountbatten Drive in the delightful area of Burncross. This lovely house boasts a spacious 1,270 sq ft of living space, perfect for a family looking to settle down in a peaceful neighbourhood.

As you step inside, you are greeted by two reception rooms, ideal for relaxing with loved ones or entertaining guests. The property features three bright and airy bedrooms, offering plenty of space for a growing family or for those in need of a home office.

The house also includes a bathroom, ensuring convenience and comfort for all residents. Kitchen, conservatory, garage and driveway. Built in 1967, this property exudes character and charm while providing a solid foundation for modern living.

Located in the heart of Burncross, residents can enjoy the tranquillity of suburban life while still being within easy reach of local amenities such as supermarkets, restaurants and pubs all within walking distance and transport links including the train station which is a short drive away. With its prime location and ample living space, this house on Mountbatten Drive is a wonderful opportunity for those seeking a new place to call home.

COUNCIL TAX BAND C  
LEASEHOLD 700 YEARS  
£15.75 PER YEAR

### Entrance Hallway

External door into the hallway.

### Living Room

An open plan room with space for living and dining. Front facing bay window. Door leading to the stairs and kitchen. Sliding door into the conservatory.

### Conservatory

Double patio doors leading to the rear garden.

### Kitchen

Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer. Rear facing window and door leading to the side of the property.

### Bedroom One

Front facing window. Built in wardrobes. Space for a double bed.

### Bedroom Two

Rear facing window. Space for a double bed and fitted wardrobes.

### Bedroom Three

Front facing window. Space for a bed and wardrobes.

### Bathroom

Corner bath, shower cubicle and sink. Rear facing window. Separate WC.

### Garage

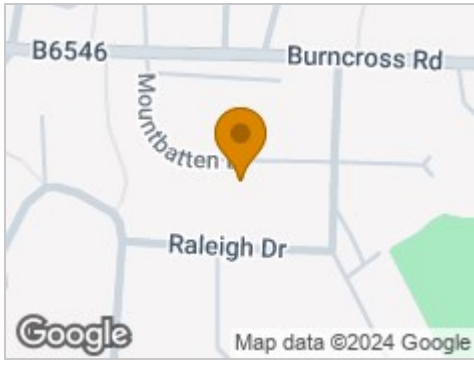
Internal door into the entrance hallway. Up and over door for car access. Built in storage.

### Exterior

To the front of the property there is a driveway for two cars. To the rear of the property there is a lawn, decked area and pond.



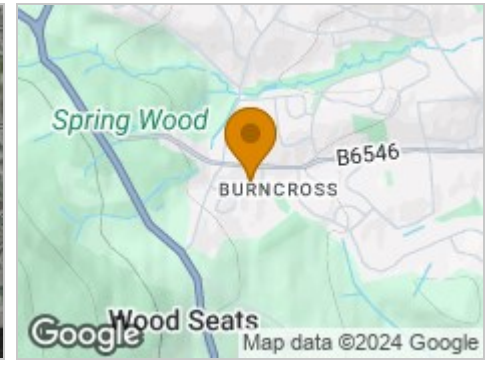
## Road Map



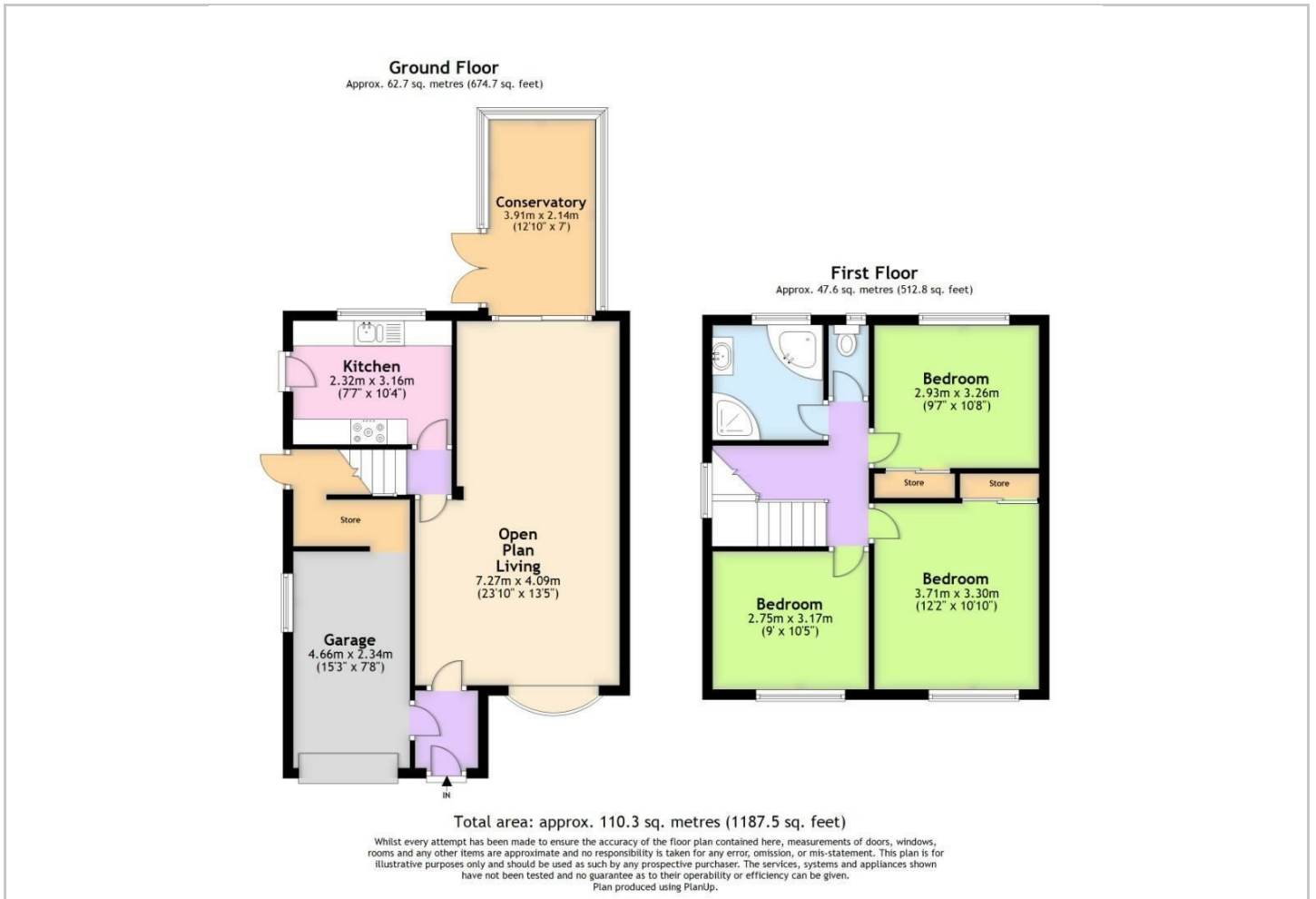
## Hybrid Map



## Terrain Map



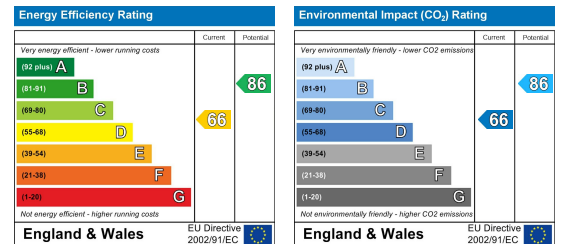
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.