



Spencer.

7, Barncliffe Road, Fulwood, S10 4DF

Buy —

superbly proportioned and affectively extended, four double bedroom, semi-detached family home with private rear garden and ample off street parking.

— from *Spencer*.

- Four double bedroom family home
- Affectively extended semi-detached house
- Large family lounge and excellent kitchen dining space
- Master bedroom with ensuite and separate family bathroom
- Downstairs WC and Utility room
- Long and ample rear garden with patio
- Excellent location and school catchment
- Council Tax -C
- EPC Rating -C
- What3words/// encounter.logic.train

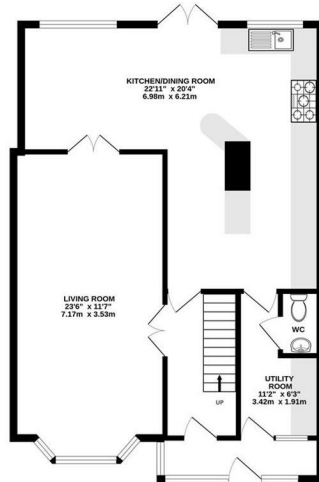


£485,000



Floorplan

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.

While 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 omission or misstatement. 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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Viewing: Via the Agents
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