



Spencer.

5, Barncliffe Road, Fulwood, S10 4DF

Buy —

A great family home with three large double bedrooms, en-suite shower room, and excellent layout on the ground floor for modern living

— from *Spencer.*

- Semi detached house with three large double bedrooms
- Extended to the rear to offer excellent accommodation
- Study, living room and open plan living / kitchen diner on the ground floor with utility room
- Three large bedrooms, the main room with walk-through dressing room and en-suite shower room
- Parking off street for two cars
- Lovely rear garden, fully enclosed with patio area
- Catchment area for Hallam Schools and Tapton - NO CHAIN
- Sheffield City Council Tax Band - C
- EPC Grade - C
- What3Words///expect.update.settle

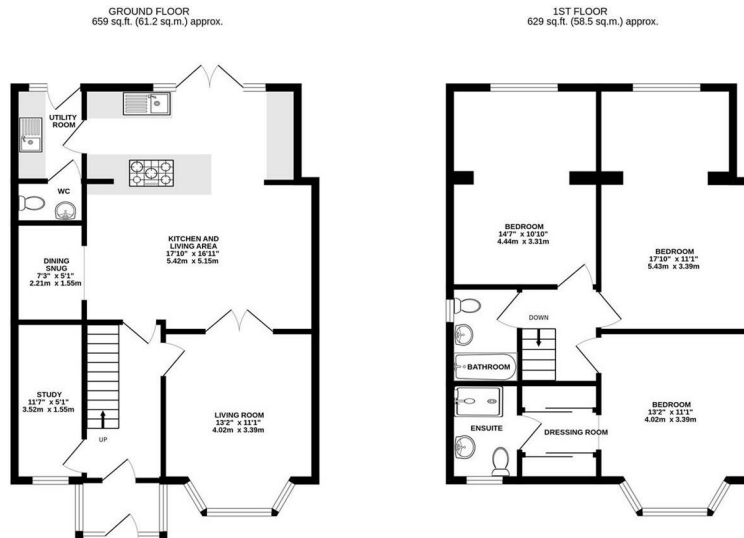
Offers Around

£485,000





Floorplan



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.

Made with Metropix i2025

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk
 469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
 Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948