



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 *Spencers*.

- 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



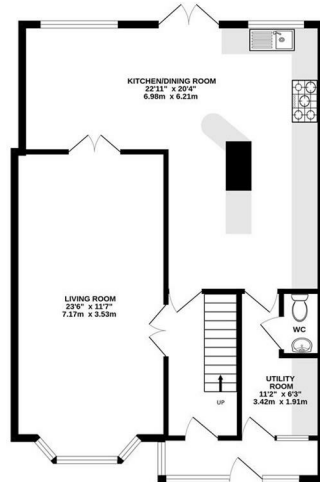
Offers Around

**£485,000**

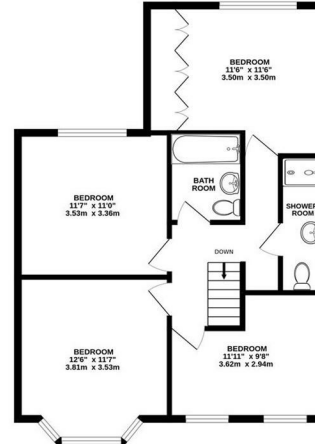


# Floorplan

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.  
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