



Spencer.

26, Barncliffe Road, Sheffield, S10 4DF

Buy —

this well presented three bedroom, semi detached family home with detached garage and enclosed private rear garden in this popular location with great school catchment.

— from *Spencer.*

- 
- Available with NO CHAIN
  - Semi detached family home
  - Open plan lounge, dining room and kitchen
  - Three ample bedrooms
  - Family bathroom
  - Driveway parking and detached garage
  - Enclosed rear garden and great views
  - Council Tax Band-C
  - EPC Rating-D
  - [what3words///spice.asks.sing](http://what3words:///spice.asks.sing)



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Offers Around

**£395,000**





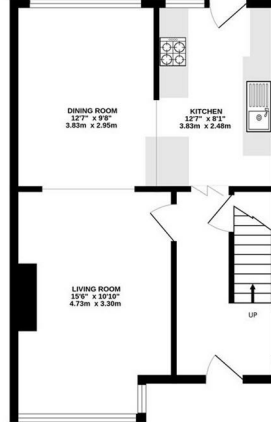


# Floorplan

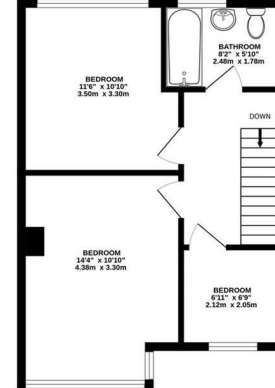
GARAGE  
138 sq ft (12.9 sq m.) approx.



GROUND FLOOR  
479 sq ft (44.7 sq m.) approx.



1ST FLOOR  
634 sq ft (58.3 sq m.) approx.



TOTAL FLOOR AREA : 1042 sq. ft. (96.8 sq. m.) approx.

Whilst 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 error, 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.

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# Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP

SpencersEstateAgents.co.uk

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Viewing: Via the Agents

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