

46 Barncliffe Road, Fulwood, Sheffield, S10 4DF
£349,950

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£349,950

Council Tax Band: C

A bright and spacious three bedroom semi-detached home which is located on this popular road in Fulwood! Perfect for families, the property requires a scheme of modernisation, enabling the successful purchaser to put their own stamp on it. Located close to shops and amenities, the property is well served by bus routes giving easy access to the universities and hospitals, and is within the catchment area of Hallam and Tapton schools. The Peak District is also a short journey away - perfect for weekend trips! With double glazing and gas central heating throughout, the property in brief comprises; entrance porch, hallway, lounge, dining room, kitchen and rear porch. To the first floor there is a landing area, three spacious bedrooms, a shower room and a separate wc. Outside, there is a driveway to the front leading to the rear of the property where there is a private garden with patio and lawn, and a detached garage ideal for storage. Available to the market with NO CHAIN INVOLVED - contact Archers Estates to book your viewing today. Leasehold tenure, 736 years remain on the lease, ground rent is £22 per annum. Council tax band C.

Entrance Porch

Access to the property is gained through front facing upvc double glazed french doors which lead into the porch. Having upvc double glazed windows, this area is ideal for shoe storage and a further wooden entrance door gives access to the hallway.

Hallway

An inviting hallway which has a staircase rising to the first floor landing with under stairs storage beneath, a side facing upvc double glazed window and a radiator. Doors lead to the lounge and kitchen.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed half bay window, a radiator and a stone built fireplace with electric fire. Sliding doors connect the dining room.

Dining Room

Accessed from the lounge through sliding doors, there is a rear facing upvc double glazed sliding patio door leading to the garden, a radiator and ample space for a dining table and chairs.

Kitchen

A galley style kitchen which has fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit. With space for appliances including a

cooker (with fitted extractor above), washing machine and under counter fridge and freezer, side and rear facing upvc double glazed windows and a rear facing upvc door leading to the rear porch.

Rear Porch

A useful addition to the home, having upvc double glazed windows and a rear facing upvc door leading to the outside.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing which has a side facing upvc double glazed window, a wooden bannister and loft hatch giving access to the roof space. Doors lead to all rooms on this level and there is a useful storage cupboard housing the recently fitted combi boiler.

Master Bedroom

A spacious double sized room which has a front facing upvc double glazed half bay window, fitted wardrobes and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a radiator and a rear facing upvc double glazed window enjoying views towards Mayfield Valley.

Bedroom Three

The third bedroom is a spacious single sized room which has a front facing upvc double glazed window and a radiator.

Shower Room

Having a modern styled suite comprising of a corner shower enclosure and a pedestal wash basin. With a radiator and rear facing upvc double glazed window.

Separate WC

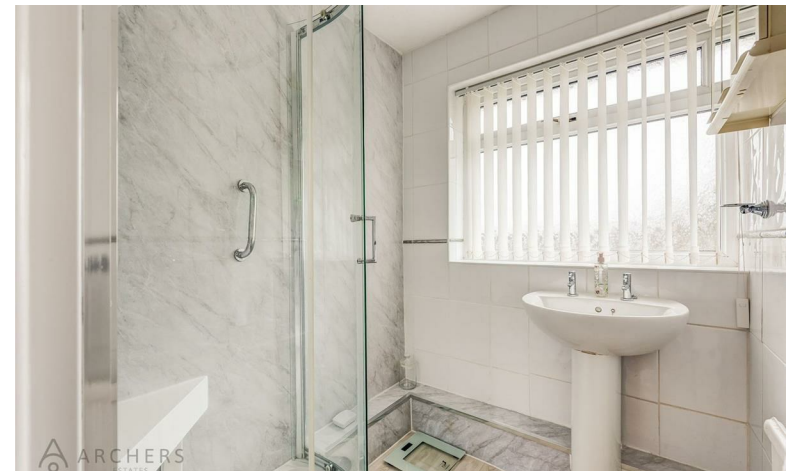
Having a low flush wc and a side facing upvc double glazed window.

Outside

To the front of the property there is a pebbled garden area. A tarmac driveway affords off-street parking and access to the rear of the property which has a lawned garden, sun terrace and detached single garage.

Detached Garage

A good sized garage which is ideal for storage, having an up and over door, power and lighting and a side facing upvc double glazed window and door.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

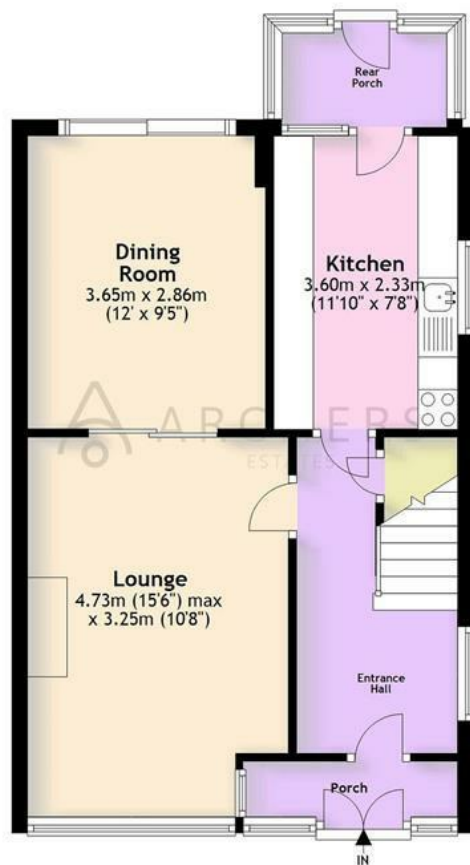
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Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



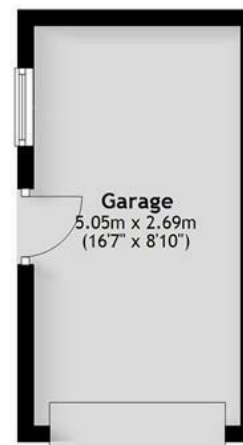
First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Outbuilding

Approx. 13.6 sq. metres (146.2 sq. feet)



Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	82
		EU Directive 2002/91/EC	