



## 50 Barncliffe Crescent, Fulwood, Sheffield, S10 4DA

Asking Price £425,000

- Extended semi-detached home
- Plenty of off-street parking
- Incredible views
- Close to Spider Park
- Four bedrooms
- South facing rear garden
- In the catchment area of outstanding schools
- Two bathrooms
- Corner plot
- Stunning countryside within walking distance



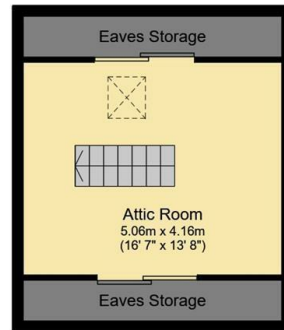
### Ground Floor

Floor area 63.9 m<sup>2</sup> (687 sq.ft.)



### First Floor

Floor area 48.5 m<sup>2</sup> (522 sq.ft.)

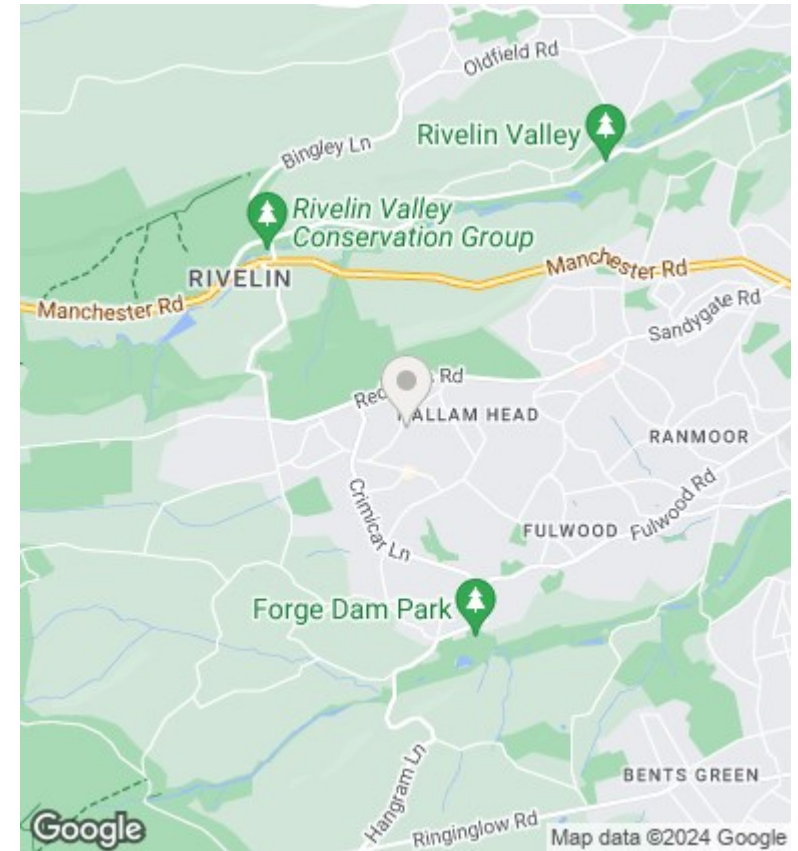


### Second Floor

Floor area 22.1 m<sup>2</sup> (237 sq.ft.)

**TOTAL: 134.4 m<sup>2</sup> (1,447 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		