

60 Barncliffe Crescent, Fulwood, Sheffield, S10 4DD
£415,000

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Council Tax Band: D

A bright and spacious three bedroom detached home which is set within larger than average grounds on a highly sought after road in Fulwood. Perfect for families, the property requires some modernisation and offers the purchaser the chance to design to their own liking! Enjoying good sized rooms, far reaching views, off road parking, a detached garage and a long garden to the rear, the property is well placed for easy access to the Universities, Hospitals and the Peak District thanks to regular bus routes nearby, is within the catchment area for Hallam and Tapton schools and is close to shops and amenities. In brief, the property comprises; Entrance vestibule, entrance hallway, bay fronted dining room, lounge with views of the gardens, a kitchen and a downstairs wc. To the first floor there is a landing area, three spacious bedrooms, a shower room and a separate wc. Outside, there is a driveway and garden area to the front, whilst to the rear there is a large garden which has a patio, lawn and is surrounded by hedging offering a private outlook. There is also a detached garage with ample space for storage. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation and outside space on offer - contact Archers Estates to book your viewing today! Council tax band D, Leasehold tenure - ground rent is £12 per annum. 800 year lease from 1958.

Entrance Vestibule

Access to the property is gained through a front facing wooden entrance door which leads to the vestibule area. A further entrance door leads to the hallway.

Entrance Hallway

A wide and inviting hallway which has a staircase rising to the first floor, a useful cloaks/storage cupboard, a radiator and a side facing double glazed window.

Downstairs WC

A useful addition to the property, having a low flush wc and pedestal wash basin.

Bay Fronted Dining Room

A bright and spacious dining room which has a front facing double glazed bay window, a radiator, a feature fireplace and ample space for a dining table and chairs.

Lounge

Another bright and airy room which has a large rear facing double glazed window unit overlooking the gardens, a radiator and a feature fireplace.

Kitchen

A spacious kitchen which has bespoke fitted John Lewis wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space for appliances including a cooker, fridge and a washing machine, vinyl flooring, tiled splashbacks to the walls and a rear facing double glazed window. A side facing entrance door leads to the outside.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail and a side facing double glazed window. There is a loft hatch which gains access to the roof space, which is insulated. Doors lead to all rooms on this level.

Bay Fronted Master Bedroom

A good sized master bedroom which has a front facing double glazed bay window which enjoys far reaching views and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing double glazed window overlooking the garden and a radiator.

Bedroom Three

The third bedroom is a single sized room which has a front facing double glazed window, radiator and shelving to the walls. This room could also be used as a study if required.

Shower Room

Having a suite comprising of shower enclosure and a pedestal wash basin. With a cupboard housing the water cylinder, radiator and a rear facing double glazed window.

Separate WC

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

Outside

To the front of the property there is an enclosed garden area with hedging to the side, a path to the entrance door and a driveway which leads to the side of the property. To the rear there is a larger than average garden which has a patio area, lawn, various shrubs and is surrounded by hedging giving a level of privacy. There is also a detached garage which offers further storage.



Outbuilding

Approx. 15.6 sq. metres (168.1 sq. feet)



Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)

First Floor

Approx. 43.9 sq. metres (472.2 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.



60 Barncliffe Crescent, Sheffield



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	