

20a Barncliffe Road, Fulwood, Sheffield, S10 4DF  
£350,000

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**20a Barncliffe Road, Fulwood, Sheffield, S10 4DF**

**£350,000**

**Council Tax Band: D**

A spacious and well presented three bedroom detached home which enjoys a corner position on this popular road! Ideal for families or first time buyers, the property has off road parking for two cars to the side, gardens to the front and rear, bright and airy rooms throughout and stunning views towards Mayfield Valley to name a few highlights. Located close to shops and amenities, the property is well served by regular bus routes giving easy access to the universities, hospitals and the Peak District. The property is also within the catchment area of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; side entrance hallway, downstairs wc, spacious lounge with sliding patio doors to the outside, a dining room and a kitchen area with modern fittings. To the first floor there is a landing area, three bedrooms and a modern style shower room. Outside, there is a block paved driveway for two cars to the side leading to the spacious garage, a lawn to the front and a patio to the rear. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Freehold tenure, Council tax band D.

### **Entrance Hallway**

Access to the property is gained through a side facing upvc entrance door which leads directly into hallway, which is a wide and inviting room having a radiator and a rear facing upvc double glazed window. The room leads into the kitchen/dining area.

### **Downstairs WC**

A useful addition to the property having a low flush wc, radiator and a rear facing upvc double glazed window.

### **Kitchen Area**

Located off the hallway, the kitchen has modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and grill unit,

### **Dining Room**

A bright and spacious dining room which is access from the hallway and has a front facing upvc double glazed window, a radiator and ample space for a dining table and chairs. The room opens to the lounge.

### **Lounge**

A room which is filled with natural light thanks to the rear facing upvc double glazed sliding patio doors and a side facing upvc double glazed window. With a radiator, ample space for furnishings and a staircase rising to the first floor accommodation.

### **First Floor Landing Area**

A staircase ascends from the lounge and leads to the first floor landing area, which has a side facing upvc double glazed window bringing much light into the space and doors lead to all rooms on this floor.

### **Master Bedroom**

A spacious master bedroom which has a front facing upvc double glazed window, a radiator and a fitted wardrobe.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window enjoying far reaching views, a radiator and a fitted wardrobe.

### **Bedroom Three**

A room that could also be used as an office, having

a rear facing upvc double glazed window enjoying far reaching views and a radiator.

### **Shower Room**

Having a modern suite comprising of a double walk in shower enclosure, a vanity wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring and a front facing upvc double glazed window.

### **Outside**

Located on a spacious plot, the property has a double driveway to the side leading to the garage, a lawn and pebbled area to the front and to the rear there is a private, south facing patio which has a surrounding fence and shrubs.

### **Garage**

A sizeable garage which has an electric roller door to the side, two front facing upvc double glazed windows and ample storage space. With power and lighting, and a separate door leading to the hallway.





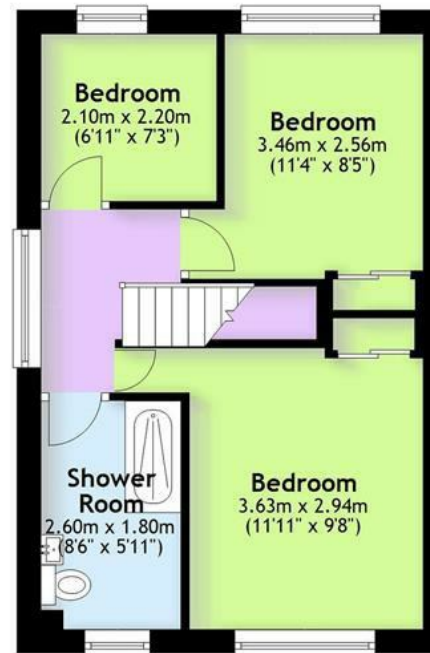
### Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



### First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 89.1 sq. metres (959.3 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 72                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |