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Barnes Hall Road

Burncross, Sheffield, S35 1RE

Asking Price £230,000- £260,000

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- 3 BED SEMI DETACHED
- READY TO PUT YOUR OWN STAMP ON
- DRIVEWAY AND GARAGE
- LOVELY LOCATION
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- WELL LANSCAPED GARDEN
- SCOPE TO EXTEND
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

Tel: 0114 257 8999

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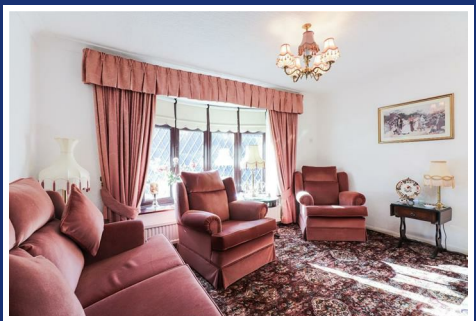
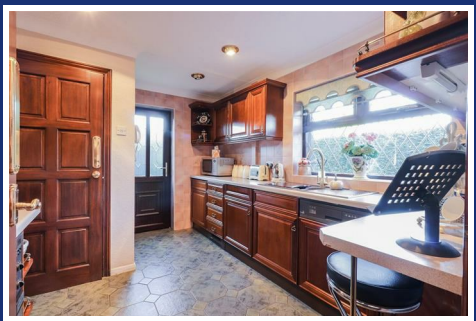






NO UPWARD CHAIN ,Nestled in the desirable Burncross area of Sheffield, this beautifully presented semi-detached house on Barnes Hall Road is a perfect family home. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The welcoming entrance hallway leads you into a bright and airy living room, ideal for relaxation, and a separate dining room that is perfect for entertaining guests.

The spacious kitchen is well-equipped, making meal preparation a delight. Additionally, the property features a bathroom and a separate WC, providing convenience for family life. A generously sized garage adds to the practicality of this home, offering valuable storage or parking space for up to three vehicles.

The exterior of the property is equally impressive, boasting a stunning tiered front garden that enhances its curb appeal, alongside a well-maintained sunny rear garden, perfect for outdoor activities or simply enjoying the sunshine.

Burncross is a highly sought-after location, known for its excellent local schools, a variety of nearby amenities, and superb transport links, making it an ideal choice for families looking to settle in a vibrant community.

This charming home truly has it all, and early viewing is strongly recommended to avoid disappointment. Don’t miss the opportunity to make this delightful property your own.

ENTRANCE HALLWAY

Entered via a frosted uPVC door, the entrance hallway comprises one radiator, BT point and stairs rising to the first floor.

KITCHEN

11'3 x 9'3 (3.43m x 2.82m)

A spacious kitchen fitted with a range of dark wood wall and base units with contrasting worktops and tiled splashback. Comprising a one and a half bowl sink with bronzed gold mixer tap, electric oven with extractor above, integrated fridge, integrated dishwasher and integrated washing machine, with the boiler neatly housed within a cupboard. Further benefiting from a pantry, under-counter floor heater, tiled flooring and gold effect ceiling spotlights. A uPVC window and frosted uPVC door provide natural light and access to the garden.

DINING ROOM

9'3 x 8'4 (2.82m x 2.54m)

A well proportioned dining room with uPVC patio doors leading onto the garden and one radiator. The room flows seamlessly through to the living room, creating a great sociable space for family life and entertaining.

LIVING ROOM

13'4 x 10'1 (4.06m x 3.07m)

A welcoming living room where a uPVC bay window floods the room with natural light. A brick fire surround with gas fire creates a warm and inviting focal point, further comprising a wall light, one radiator and TV aerial point.

MASTER BEDROOM

10'2 x 9'3 (3.10m x 2.82m)

A spacious master bedroom fitted with a wall of white sliding wardrobes, one radiator and one uPVC window.

BEDROOM 2

9'3 x 9'1 (2.82m x 2.77m)

A further double bedroom fitted with cream wardrobes, one radiator, BT point and a rear-facing uPVC window overlooking the garden.

BEDROOM 3

8'6 5'11 (2.59m 1.80m)

A versatile single room, currently used as a bedroom but equally ideal as a nursery or home office, comprising one radiator and one uPVC window.

BATHROOM

5'9 x 5'5 (1.75m x 1.65m)

Comprising a green suite with pedestal sink, bath, green wall tiling, one radiator and frosted uPVC window.

SEPERATE W/C

A separate WC comprising a matching olive green WC, fully tiled in green and frosted uPVC window. With potential to open up into the main bathroom to create one larger bathroom space.

GARAGE

15'5 x 8'3 (4.70m x 2.51m)

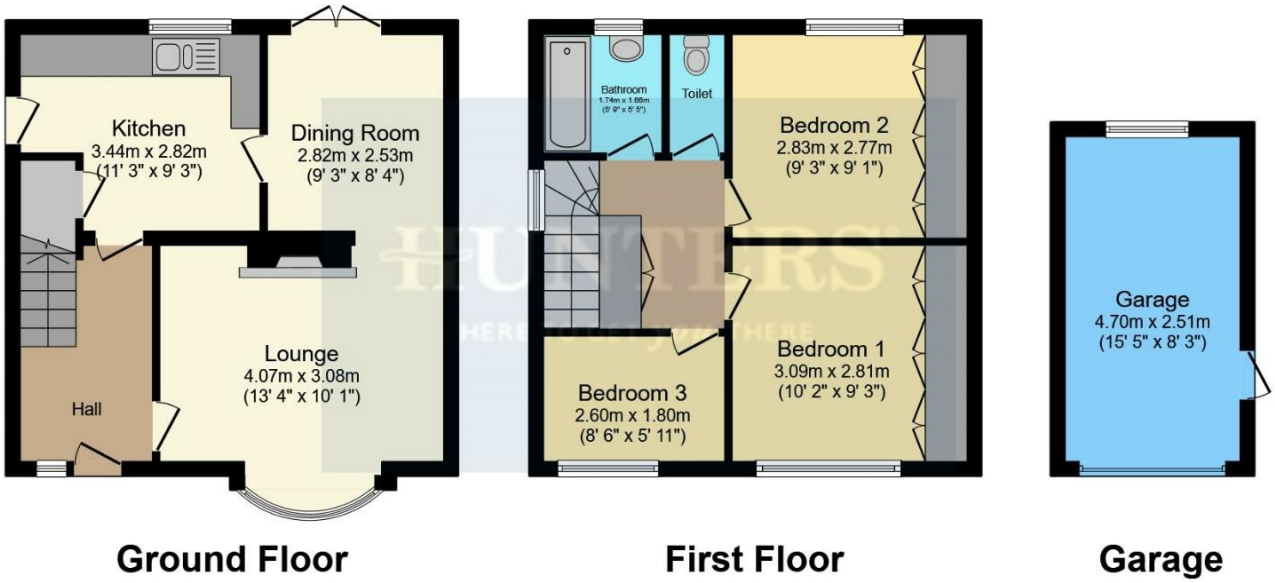
A great addition to any household, the garage benefits from an up and over door, uPVC side door, rear uPVC window and electrics — offering versatile space for storage or parking.

EXTERIOR

The property is tucked neatly away in a corner plot, enjoying lovely kerb appeal with a driveway and garage. The front garden is beautifully manicured with tiered levels, rockery, well-established shrubs and flowers, and artificial grass — creating a wonderful first impression.

To the rear, the garden is mainly laid to lawn with well-manicured edges, leading through to a further lawn area that benefits from plenty of sunshine throughout the day.

Floorplan



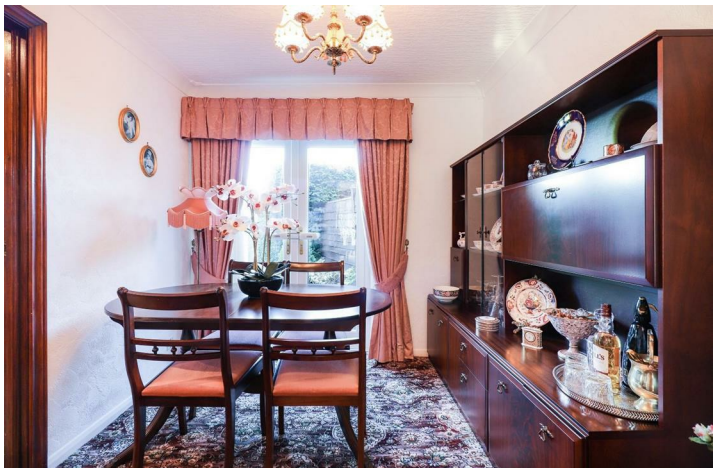
Total floor area 87.2 sq.m. (938 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



















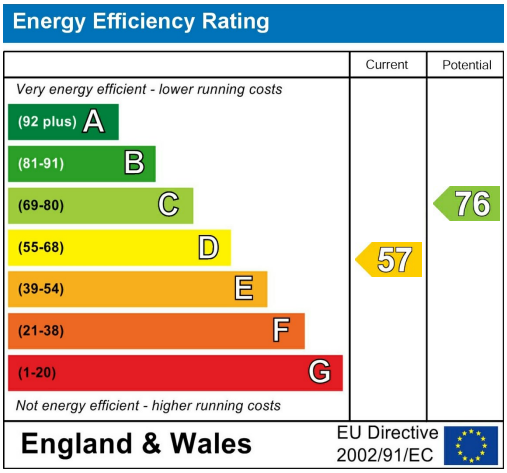


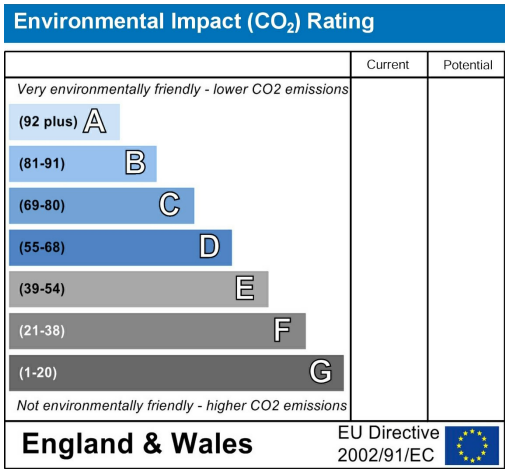






Energy Efficiency Graph

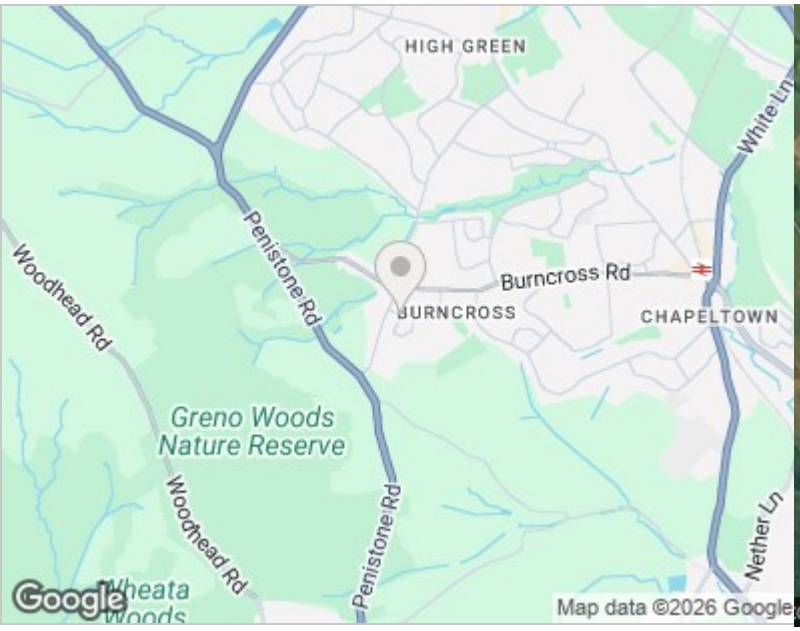




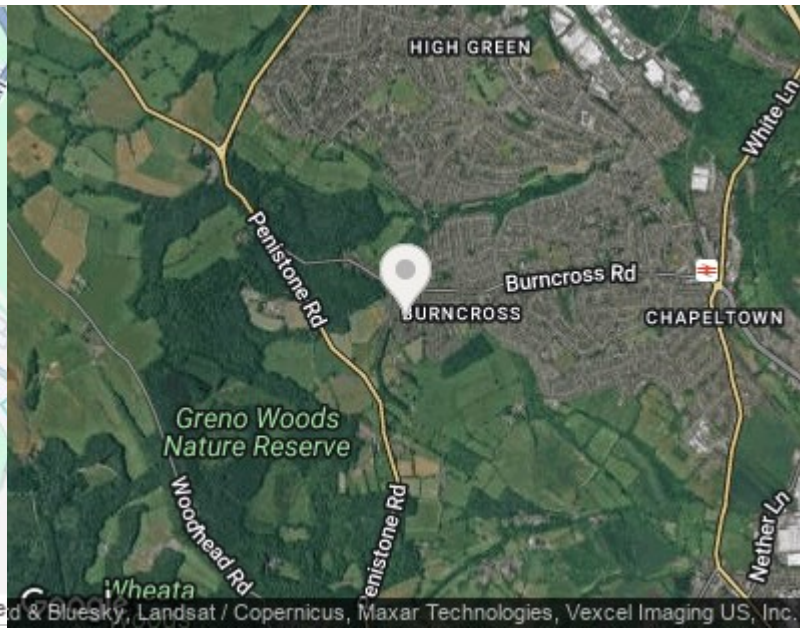
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman