



## Barnes Hall Road

Burncross, Sheffield, S35 1RE

Guide Price £270,000 - £280,000



- EXTENDED 3 BED SEMI DETACHED
- MAGNIFICENT OPEN PLAN LIVING
- CONTEMPORARY KITCHEN AND BATHROOM
- WELL LANDSCAPED, SUN DRENCHED GARDEN
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- STYLISH, NEUTRAL DECOR
- GENEROUS DIMENSIONS
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND B

# Barnes Hall Road

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GUIDE PRICE £270,000 - £280,000. NO UPWARD CHAIN! Nestled on Barnes Hall Road in the charming area of Burncross, Sheffield, this extended 3 bed semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a magnificent open-plan layout on the ground floor, seamlessly combining the kitchen, living, and dining areas, creating a perfect space for both relaxation and entertaining.

With three well-proportioned bedrooms, this home offers ample space for comfortable living. The contemporary kitchen and bathroom are designed with modern aesthetics in mind, while the neutral decor throughout provides a blank canvas for you to personalise and make your own.

Step outside to discover a beautifully landscaped garden, ideal for enjoying the outdoors or hosting gatherings. Additionally, the property benefits from ample off-road parking, ensuring convenience for you and your guests.

Situated in a good commuter location, this home is well-connected to local transport links and only minutes away from the M1, making it easy to commute and reach nearby city centres. The property is also surrounded by plenty of outstanding schools and an array of amenities including shops, pubs, leisure centres, library and a nearby train station. The surrounding area also features lovely woodland, perfect for leisurely walks and outdoor activities.

Briefly comprising entrance hall, open plan living/kitchen/diner, three good sized bedrooms and family bathroom.

This property is a wonderful blend of modern living, natural light and generous dimensions, making it an ideal choice for those seeking a comfortable and stylish home in Sheffield. Don't miss the chance to view this delightful residence and envision the possibilities it holds for you and your family....book your viewing today!

## ENTRANCE HALL

Through a glazed composite door leads into a handy entrance hall, offering a large built in cloakroom, tiled flooring perfect for muddy paws or wellies and door leading into the living area.

## KITCHEN/DINER

17'8" x 9'2" (5.4 x 2.8)

A light and airy, lofty kitchen/diner flooded in natural light through two Velux windows, further uPVC window and uPVC French doors opening out onto the garden. This elegant, contemporary kitchen offers an array of cream wall and base units providing plenty of storage space, contrasting light grey wood effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset electric hob with stainless steel extractor chimney style hood above, integrated electric oven, space for a tall fridge/freezer, under counter housed space and plumbing for a washing machine, inset spots, wall mounted radiator and laminate flooring. A large archway opens out into the living space, as the French doors also open out on to the garden, creating a great social space or family hub.

## LIVING ROOM

20'3" x 19'8" (6.18 x 6)

A magnificent, stylish living space, comprising laminate flooring, two wall mounted radiators, two uPVC windows, aerial point, telephone point, door leading to a large under stairs storage cupboard and stairs rising to the first floor.

## LANDING

Hosting a large built in storage cupboard, uPVC windows and loft hatch with fitted ladders leading to a partially boarded loft with lighting.

## BEDROOM 1

11'1" x 10'2" (3.4 x 3.11)

A beautifully presented double bedroom drenched in natural light through a large front facing uPVC window, also hosting a wall mounted radiator.

## BEDROOM 2

11'1" x 9'10" (3.4 x 3)

A further good sized double bedroom hosting a large rear facing uPVC window overlooking the garden and the view beyond, also comprising wall mounted radiator.

## BEDROOM 3

8'2" x 5'10" (2.5 x 1.8)

A great single bedroom, nursery, home office or dressing room, comprising front facing uPVC window and wall mounted radiator.

## BATHROOM

8'2" x 5'6" (2.5 x 1.7)

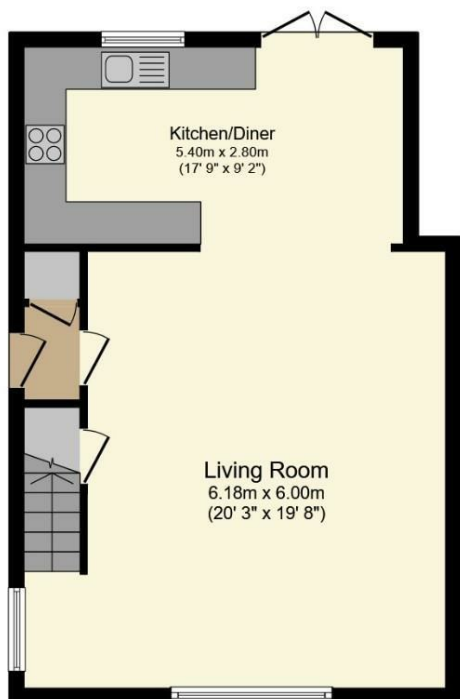
A sleek family bathroom, tiled in serene natural stone tones, comprising 'P' shaped bath with shower over, low flush WC, white gloss vanity unit with inset sink, wall mounted chrome heated towel rail, tiled floor, inset spots, extractor fan and frosted uPVC window.

## EXTERIOR

To the rear of the property is a fully enclosed, well landscaped, sun drenched garden hosting a sizeable Indian stone elevated patio perfect for entertaining in the summer months or sitting out on a balmy evening, also boasting an extensive neat lawn area, outdoor lighting, hot and cold taps and outdoor sockets. Through composite gates leads on to a vast driveway at the front of the property providing off road parking for at least two cars.

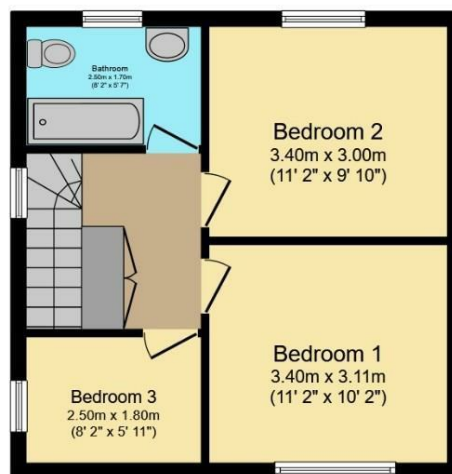


# Floorplan



**Ground Floor**

Floor area 52.9 sq.m. (570 sq.ft.)



**First Floor**

Floor area 37.3 sq.m. (401 sq.ft.)

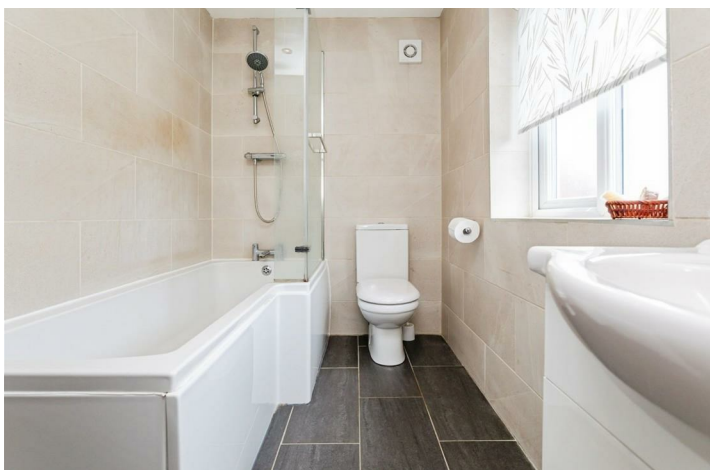
**Total floor area: 90.2 sq.m. (971 sq.ft.)**

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](http://www.Propertybox.io)

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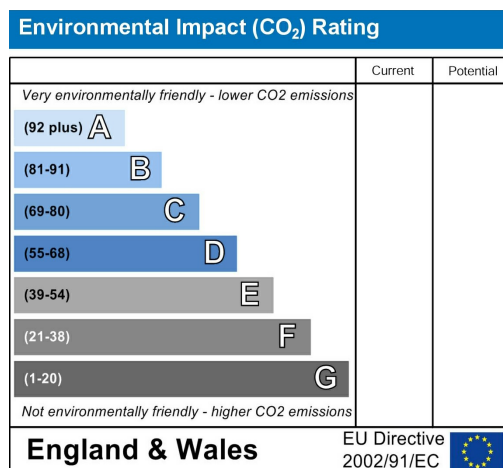
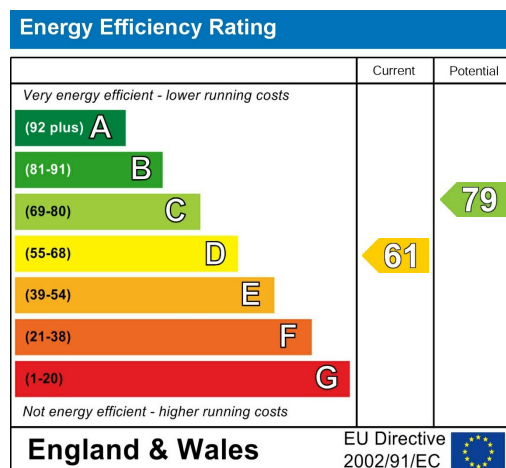








## Energy Efficiency Graph

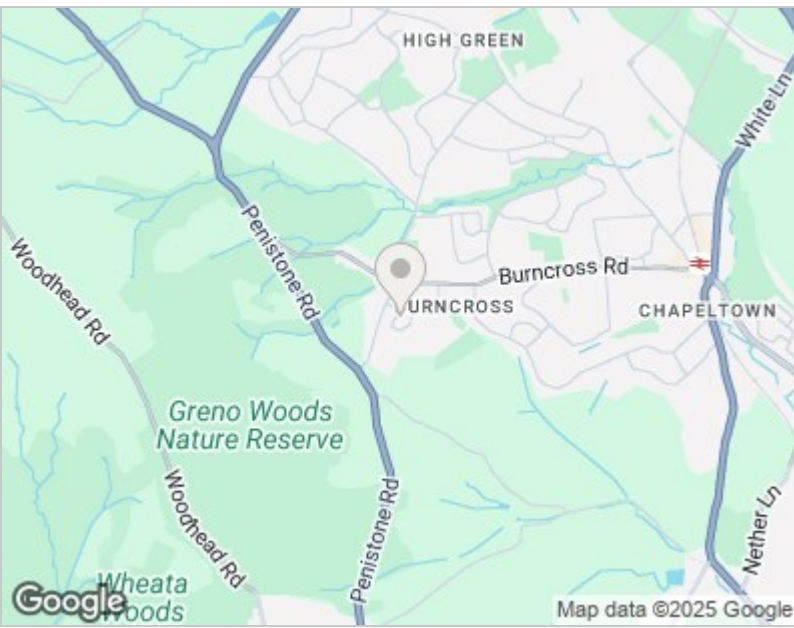


## Viewing

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





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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