

28 Barncliffe Crescent, Fulwood, Sheffield, South Yorkshire, S10 4DA

£435,000

Council Tax Band: C



A larger than average three bedroom plus occasional attic room extended semi-detached home which is located on this popular road in Fulwood and boasts huge garden to the rear! Ideal for families, the property is located close to shops and amenities, open countryside and is well served by regular bus routes giving easy access to the universities, hospitals and city centre. It is also within the catchment area of Hallam and Tapton school. Offering space in abundance, the property has upvc double glazing and gas central heating throughout and in brief comprises; Entrance porch, bay fronted lounge, inner hall, downstairs wc/utility room, dining room, kitchen with modern style units and a large conservatory to the rear. To the first floor there is a large landing area, three bedrooms and a spacious four piece bathroom. To the second floor there is a good sized occasional attic room. Outside, there is a block paved driveway for three cars to the front and a driveway leads down the rear giving access to a detached garage. A gate leads to the rear garden which is south facing and has a decking area with steps leading down to a huge garden space with two patio areas and a long lawn. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended - contact Archers Estates to book your visit today! Leasehold tenure, 725yrs left on lease.

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Total area: approx. 159.0 sq. metres (1711.4 sq. feet)

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