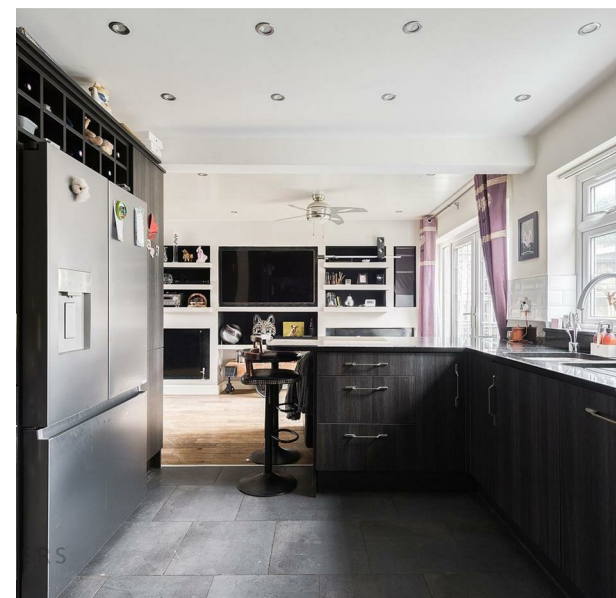


43 Barncliffe Road, Fulwood, Sheffield, S10 4DG
£450,000

ARCHERS
ESTATES



43 Barncliffe Road, Fulwood, Sheffield, S10 4DG

£450,000

Council Tax Band: C

A larger than average five bedroom, two bathroom extended semi-detached home which is located on this popular road in Fulwood. Perfect for families, the property is modern throughout and highlights include a ground floor bedroom/en-suite extension to the rear perfect for additional family members, a modern and sizeable kitchen filled with high tech appliances and double driveway to the front. Situated close to a wealth of shops and amenities, the property is well served by regular bus routes on the doorstep giving easy access to the universities and hospitals, and is within the catchment area for Hallam and Tapton schools. With double glazing, gas central heating and solar panels fitted to the roof, the property in brief comprises; entrance lobby, hallway, utility room, living room, extended kitchen, bedroom five and an en-suite shower room. To the first floor there is a landing area, four spacious bedrooms and a family bathroom. Outside, there driveway is to the front and there is a private courtyard style garden to the rear. Available to the market with NO CHAIN INVOLVED, book your viewing today! Leasehold tenure, 800yr lease from 1960. Ground rent is £19pa. Council tax band C.

Entrance Lobby

Access to the property is gained through a front facing composite door which leads directly into the lobby area. Having tiled flooring, a radiator, front and side facing upvc double glazed windows and a further door leading to the hallway.

Hallway

Having a staircase rising to the first floor landing area, a cast iron radiator, tiled flooring, an under stairs storage cupboard and cloaks area. Doors lead to the utility room and living room.

Utility Room

A spacious utility room which also offers ample storage space. Having space for a washing machine and dryer, there are also wall and base units with a worksurface incorporating a sink and drainer.

Living Room

A bright and spacious living room which enjoys a dual aspect layout thanks to a front facing upvc double glazed window and rear facing upvc double glazed french doors opening to the patio. There is a feature media wall incorporating space for a large television and with integrated gas fire and two radiators. With an additional radiator, wood flooring and ample space for furnishings. The room opens to the kitchen.

Kitchen

A sizeable kitchen which enjoys an open layout having many fitted wall and base units providing ample storage options. Having modern styled fitted wall and base units and a granite

worksurface incorporating a one and a half inset stainless steel sink and drainer unit with mixer tap and boiling water tap and a Neff professional induction hob with extractor above. There are integrated appliances including two Neff electric ovens, a Neff grill/microwave and Neff coffee machine. There is also an integrated dishwasher, wine fridge and space for an American fridge freezer. With a radiator, tiled flooring and a rear facing upvc double glazed window. The room extends to the rear where there is a side facing upvc door leading to the outside and a door leads to the ground floor bedroom.

Extended Bedroom Five

A useful additional bedroom which could also be used as an office or gym if desired. A spacious double sized room, there is a side facing upvc double glazed window, side facing upvc door to the garden, a radiator and a door leading to the en-suite shower room.

En-Suite Shower Room

A modern suite comprising of a walk in shower area, a pedestal wash basin and a low flush wc. With a rear facing upvc double glazed window, radiator and tiled walls/flooring.

First Floor Landing Area

A staircase with solid oak bannister rail and glass balustrade rises to the first floor landing area, which has doors leading to all rooms on this level and a loft hatch gaining access to the roof space.

Master Bedroom

A double sized bedroom which has a front facing upvc double glazed window, a radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

A spacious single sized room which has a rear facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Four

The fourth bedroom is another single sized room which has a front facing upvc double glazed window, a radiator and a loft hatch.

Family Bathroom

Having a modern suite comprising of a tiled and enclosed bath with a shower above, a vanity wash basin and low flush wc. With a radiator and tiling to the walls and floor.

Outside

To the front of the property there is a block paved driveway providing off road parking for two cars and a path leads to the entrance door. To the rear there is a private courtyard area with an artificial turf and patio area, surrounded by walls.



Ground Floor

Approx. 81.6 sq. metres (878.8 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Total area: approx. 133.1 sq. metres (1432.5 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.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

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	84	88
	EU Directive 2002/91/EC	