



16 Barncliffe Crescent

Fulwood, Sheffield, S10 4DA

Offers In The Region Of

£145,000



# 16 Barncliffe Crescent



## Description

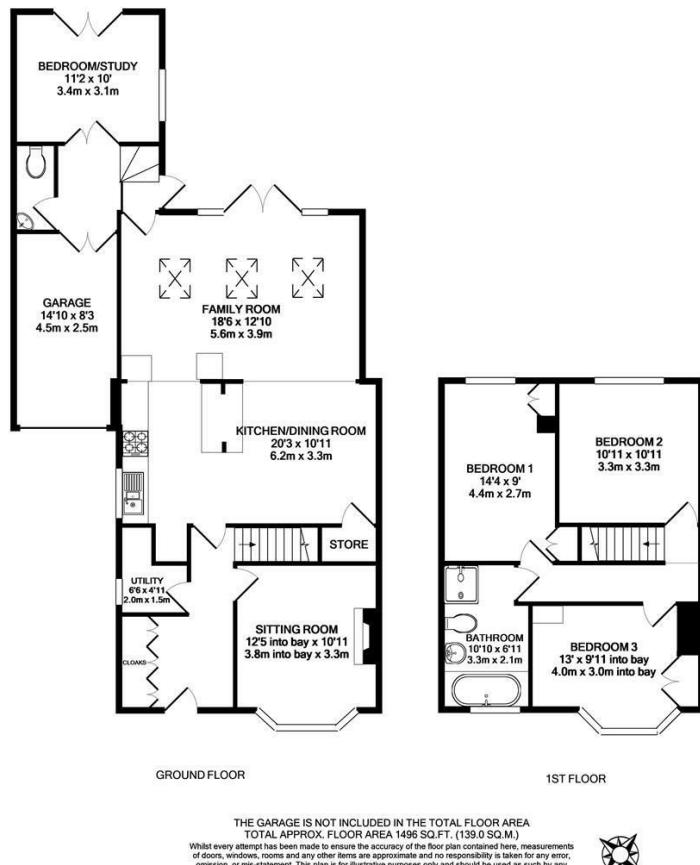
A significantly extended family home which is situated close to first class schooling, playing fields, transport links and the beautiful surrounding countryside. This lovely home has a particularly expansive ground floor footprint including a large and open plan kitchen, dining and lounge area ideal for family life or entertaining and a versatile home office/snug/4th bedroom and ground floor W.C. Due to the 2 storey side extension there is also huge potential to carry the roof line over and develop what would be a very large loft space into additional accommodation, subject to regs. Number 16 also benefits from off road parking, a generous garage and a superb garden which is ideal for energetic children to play or the keen horticulturist to develop. The area is a firm favourite with the family market due to the outstanding local schools but also those with either a medical or academic background due to the close proximity to the main city hospitals and universities.

- Three double bedrooms, all with fitted or built in wardrobes.
- Luxurious bathroom with a modern suite framed by elegant tiling. Underfloor heating.
- Cosy sitting room with bay window and a multi fuel stove.
- Superb, open plan living kitchen with defined dining, seating and cooking areas.
- Welcoming reception hall with a good width and comprehensive fitted cloaks storage.
- Rear lobby with access to the garage, W.C or home office.
- Versatile home office, 4th bedroom, snug, playroom.
- Off road parking for two and an integrated garage.





## Floor Plan



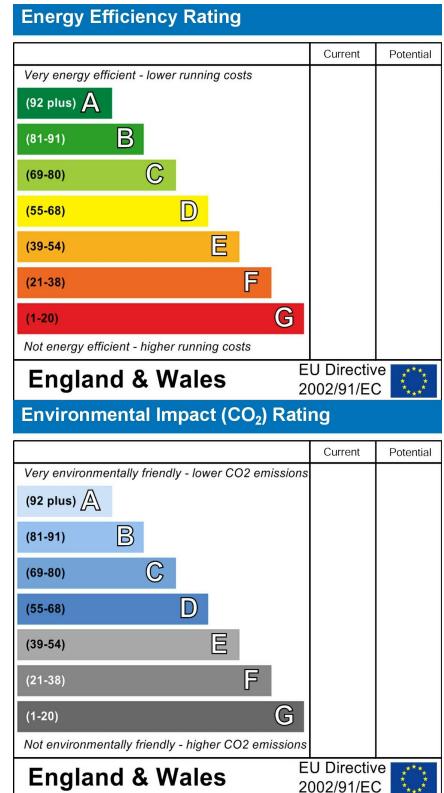
## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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