



Spencer.

2, Barncliffe Road, Fulwood, S10 4DF

Buy —

this superbly located four bedroom semi detached family home, having excellent accommodation and the possibility of further potential if required.

— from *Spencer.*

- Superbly located family home
- Four bedrooms
- Family bathroom and downstairs WC
- Open plan lounge/dining room
- Conservatory and second reception room offering a flexibility of uses
- Driveway parking
- Possible potential for extension (Subject to consents)
- Council Tax Band-C
- EPC Rating -C
- what3words:///belts.incomes.abou

Offers Around

**£440,000**







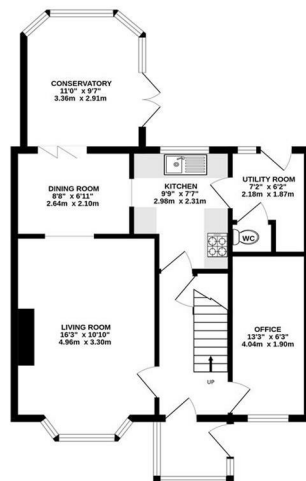




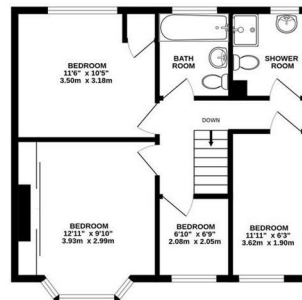


# Floorplan

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with MyHome 12/2021

**Spencer.**

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Viewing: Via the Agents  
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