



## 7 Bracken Hill

Burncross, Sheffield, S35 1RS

**Asking price £225,000**





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Nestled in the charming area of Bracken Hill, Burncross, Sheffield, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Built in 1961, the property has been thoughtfully extended to provide a spacious kitchen diner, ideal for both family meals and entertaining guests.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a welcoming area for family gatherings or quiet evenings in. A conservatory adds an extra touch of charm, allowing natural light to flood the space and offering a lovely spot to enjoy the garden views throughout the seasons.

Practicality is key with this property, as it boasts a garage and a driveway with parking for two vehicles, ensuring that you will never be short of space for your cars. The absence of a chain means that you can move in without delay, making this an ideal choice for those looking to settle in quickly.

The surrounding area of Burncross is known for its friendly community and convenient amenities, making it a wonderful place to call home. This bungalow is perfect for first-time buyers, downsizers, or anyone seeking a peaceful retreat with easy access to local facilities. Don't miss the opportunity to make this charming property your own.

### Entrance Porch

External door into the porch. Space for shoes and coats. Door into the kitchen.

### Dining Kitchen

Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer. Front facing window with space for a dining table and chairs. Door into the side lobby and door into the hallway.

### Lobby

External door to the side of the property.

### Lounge

Front facing bay window. Feature fireplace with fire.

### Wet Room

Side facing window. WC, sink and walk in shower.

### Bedroom One

Rear facing window and doors into the conservatory. Space for a double bed and fitted wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes.

### Conservatory

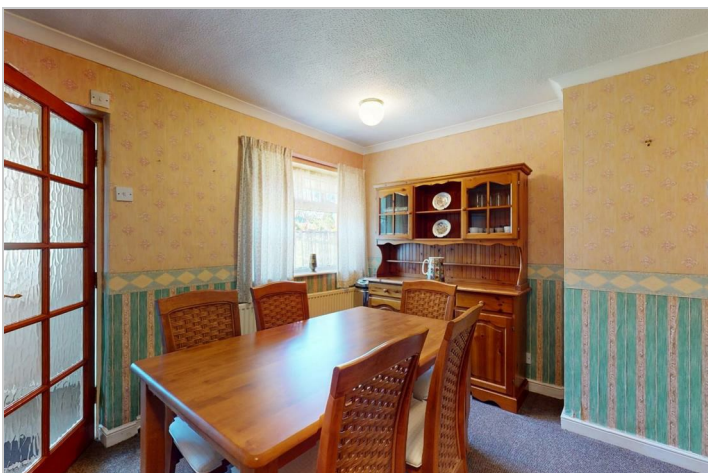
Another sitting room with access to the garden.

### Garage

Up and over door for car access and side door onto the garden.

### Exterior

To the front of the property there is a lawn with shrubbery borders. To the rear of the property there is a lawn and patio with space for a shed. Access to the garage and driveway via the garden.





## Road Map



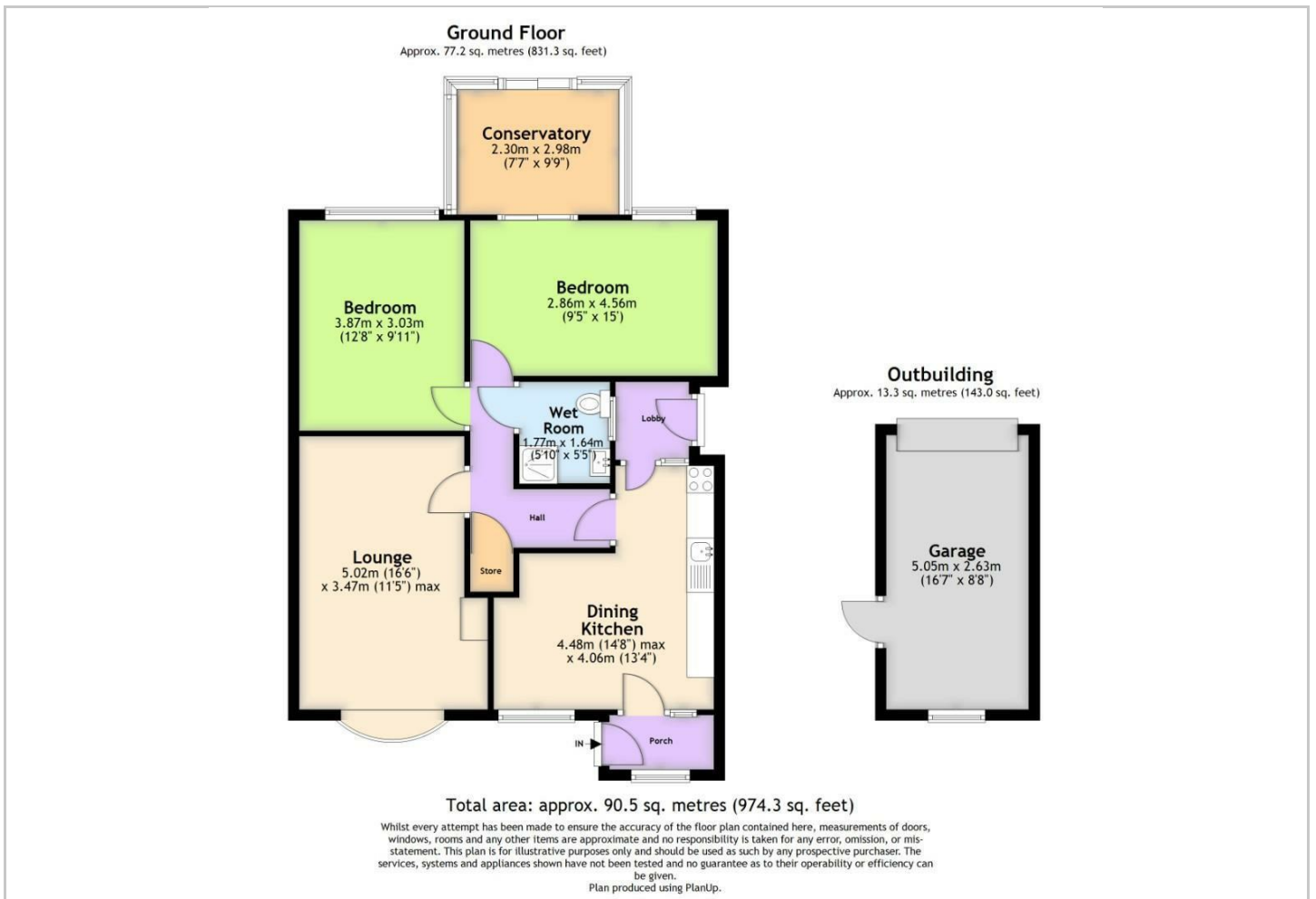
## Hybrid Map



## Terrain Map



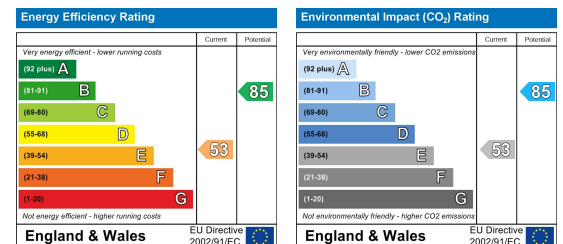
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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