



## 35 Mackenzie Crescent

Burncross, Sheffield, S35 1UR

**Offers over £210,000**



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Nestled in the sought-after area of Burncross, Sheffield, this charming semi-detached house on Mackenzie Crescent presents an excellent opportunity for both families and commuters alike. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is its prime location. Just a short stroll away, you will find a variety of shops and local pubs, making it easy to enjoy the vibrant community atmosphere. For those who travel frequently, the property is ideally situated for motorway access, ensuring that commuting to nearby cities is both quick and convenient.

Additionally, the property includes a garage and a driveway, offering valuable off-road parking and extra storage space. The popular road on which the house is located adds to its appeal, making it a desirable choice for potential buyers.

In summary, this semi-detached house on Mackenzie Crescent is a fantastic opportunity for anyone looking to settle in a friendly neighbourhood with excellent amenities and transport links. Don't miss your chance to view this delightful property.

### Lounge

11'10" x 16'1" (3.61 x 4.90)

This inviting lounge features a window and glazed sliding door that fill the room with natural light, creating a bright and welcoming atmosphere. The carpet adds warmth underfoot, and the brick fireplace serves as a charming focal point, perfect for cosy evenings. The room offers ample space for seating and storage, making it ideal for relaxing or entertaining.

### Dining Kitchen

10'0" x 9'10" (3.05 x 3.00)

The kitchen/dining area is a practical space with a window above the counter, allowing plenty of daylight to stream in. It is fitted with base units and work surfaces offering essential storage and preparation space. The layout includes room for appliances, including a washing machine and cooker.

### Hallway

The hallway creates a welcoming entrance with useful built-in storage under the stairs. Carpeted flooring continues throughout, and natural light filters in from the glazed front porch, brightening the space. The staircase leads to the first floor landing, smoothly connecting the ground floor rooms.

### Landing

The first floor landing provides access to all bedrooms and the bathroom. It is carpeted and features neutral walls, creating a light and airy feel, with natural light coming from the landing window.

### Bedroom 1

11'10" x 9'8" (3.61 x 2.95)

This double bedroom enjoys plenty of natural light from the window with views over the front garden. It offers ample space for furniture including wardrobes and a double bed, with neutral decor and carpet underfoot providing a cosy and restful environment.

### Bedroom 2

11'10" x 9'9" (3.61 x 2.97)

A further double bedroom with a window overlooking the rear garden. It features neutral walls and carpeted flooring, offering a comfortable space for rest and relaxation, with space for wardrobes and other bedroom furniture.

### Bedroom 3

9'2" x 6'0" (2.79 x 1.82)

This bedroom is cosy and bright, with a single bed and a window that brings in natural light. The room is carpeted, with neutral walls creating a calm atmosphere, suitable for a child's bedroom, guest room, or study space.

### Bathroom

6'6" x 6'0" (1.98 x 1.83)

The bathroom is fitted with a bath, pedestal sink, and WC. The walls are tiled around the bath and shower area, with a window providing natural light and ventilation. Neutral tones create a clean, fresh space for daily use.

### Front Garden

The front garden is neatly maintained with a lawn bordered by mature shrubs and a paved path leading to the front door. The area is enclosed by low fencing, offering a welcoming approach to the property.

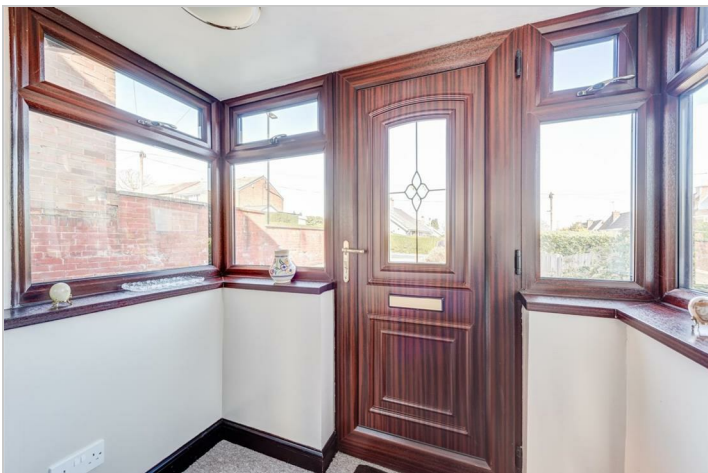
### Rear Garden

The rear garden is a private and well-kept outdoor space with a lawn bordered by mature shrubs and flower beds. There is a paved patio area ideal for outdoor seating, along with a garden shed and side access. The garden is enclosed by fencing and hedging, providing a pleasant and secluded environment.

### Garage

23'0" x 8'8" (7.00 x 2.65)

The garage sits alongside the property with a side door entry from the rear garden. It provides secure parking or useful storage space, featuring a pitched roof and single roller garage door accessible from the driveway.



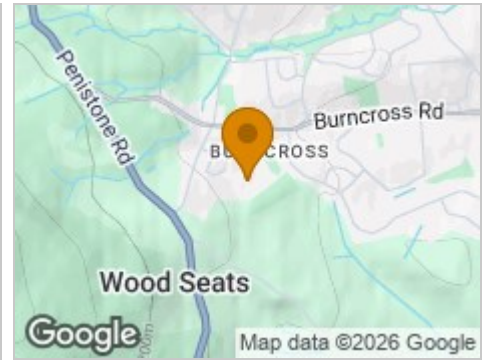
## Road Map



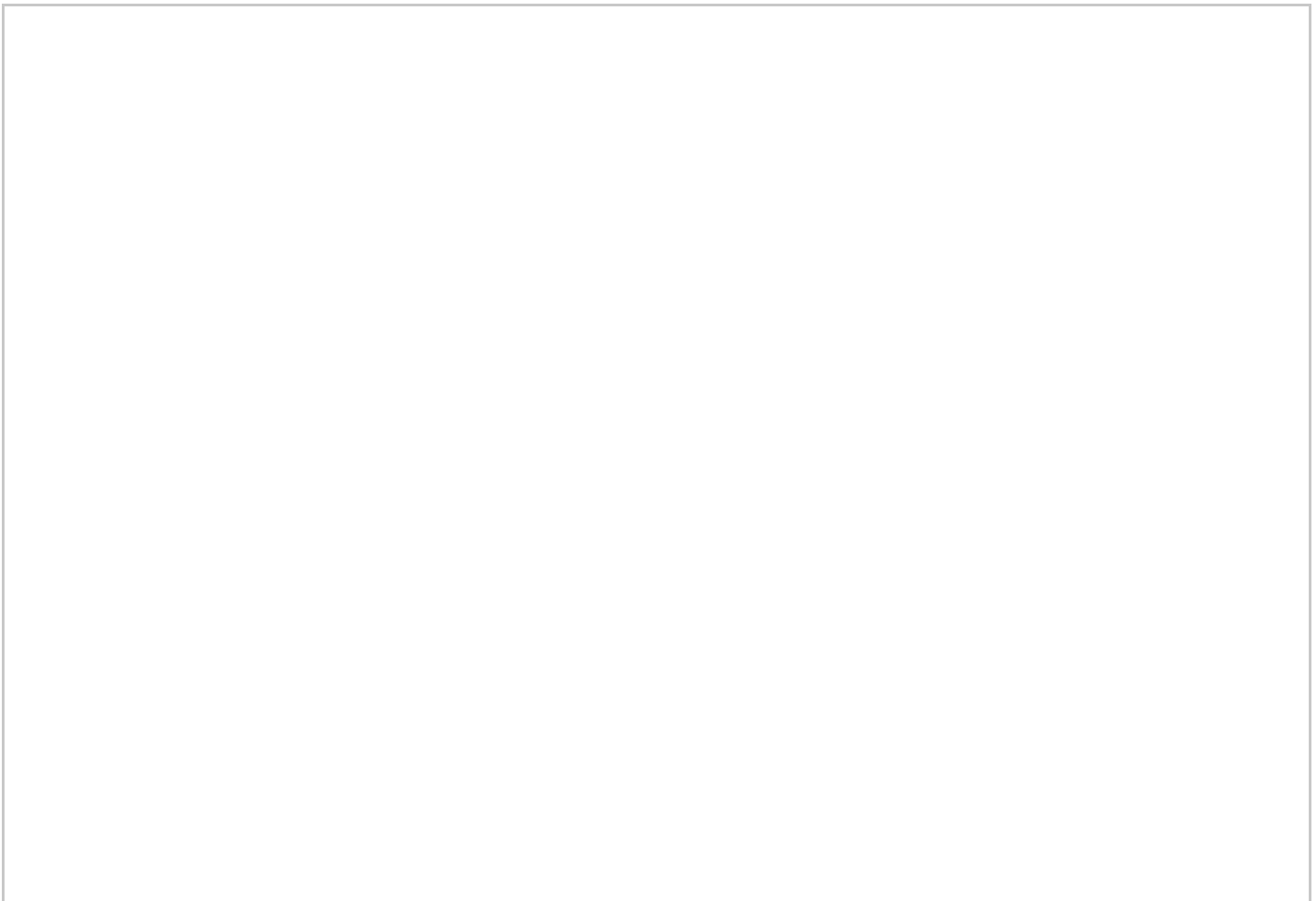
## Hybrid Map



## Terrain Map



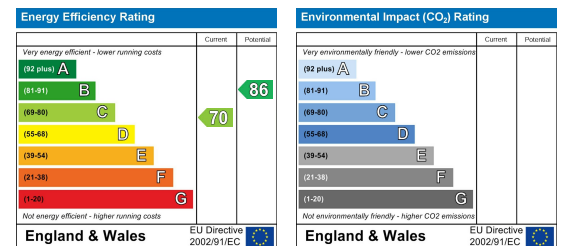
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd 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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