

15 Bracken Hill, South Kirkby, WF9 3SG

Tucked away in this quiet cul de sac is this stunning 2 bedroomed semi detached extended bungalow, sitting in a lovely plot with a gorgeous garden to the rear and parking for numerous vehicles to the front.

The spacious kitchen is well equipped with an expanse of units and a light and airy feel.

The lounge sits at the front, allowing plenty of light in, a log burner makes this room extremely cosy.

The 2 bedrooms are both a fantastic size and have views over the garden. The bathroom is modern with a bath, overhead shower, WC and basin.

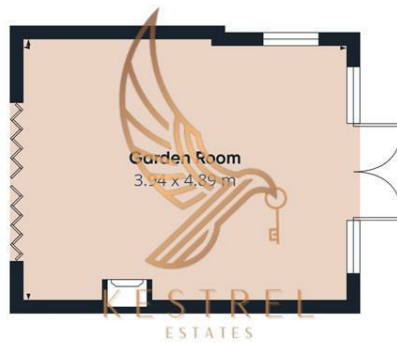
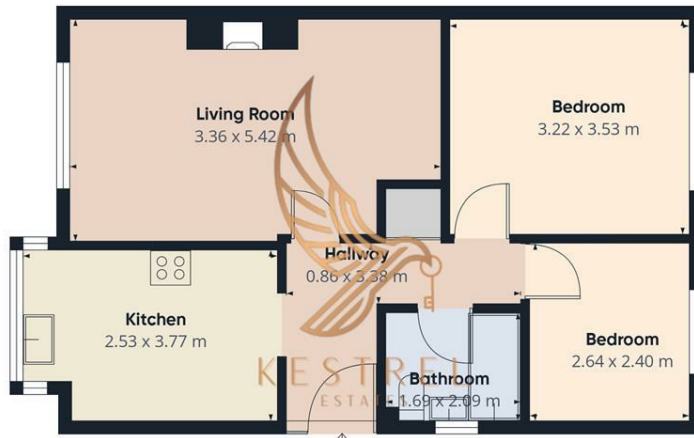
The extension to the side is currently being used as a lounge/diner, with patio doors leading onto the garden and another log burner, making this room perfect for entertaining or cosy days and evenings.

The garden is a lovely oasis, perfect for relaxing,

The finish on this property is a credit to the current owners and really must be viewed to appreciate the space and

- Stunning 2 Bedroom Semi Detached
- Light & Airy
- Beautiful Kitchen
- Lounge With Log Burner
- Amazing Garden Room Lounge/Diner With Log Burner
- Beautiful Garden
- Parking for Multiple Cars
- Great Location
- This Property is a Must See

£240,000



Approximate total area[®]
73.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	EU Directive 2002/91/EC	