



Mackenzie Crescent

Burncross, Sheffield, S35 1UR

Guide Price £210,000 - £220,000



- 2/3 BED SEMI-DETACHED
- SCOPE TO EXTEND OR RECONFIGURE
- GOOD ROOM DIMENSIONS
- DRIVE AND GARAGE
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- GREAT STARTER HOME OR DOWNSIZER
- LARGE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

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GUIDE PRICE £210,000 - £220,000. NO UPWARD CHAIN! Nestled in the charming area of Burncross, Sheffield, this semi-detached house on Mackenzie Crescent offers a delightful blend of comfort and potential. This property has been thoughtfully transformed from a three-bedroom layout into a spacious two-double bedroom home, providing ample living space while still allowing for easy reconfiguration back to its original state if desired. With no upward chain, you can move straight in and start enjoying your new home without delay.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer a peaceful retreat, while the contemporary bathroom adds a sleek touch. The property boasts a sizeable, beautifully landscaped garden, ideal for outdoor activities or simply enjoying the fresh air. One of the standout features of this home is the generous off-road parking, accommodating up to three vehicles, along with a detached garage for additional storage or workshop space.

The location is particularly advantageous, being close to a variety of amenities and surrounded by reputable schools, making it an excellent choice for families. Furthermore, with the M1 motorway just minutes away, and with direct access to Sheffield, Rotherham, and Barnsley, it makes commuting a breeze!

Briefly comprising, entrance hallway, living / dining room, kitchen, downstairs bathroom, master bedroom and further double bedroom.

In summary, this semi-detached house on Mackenzie Crescent is a fantastic opportunity to secure a spacious and adaptable home in a sought-after area of Sheffield. With its potential for extension and personalisation, it is a property not to be missed.

ENTRANCE HALLWAY

Through a glazed uPVC door leads into a handy entrance hall, a great cloakroom space, comprising wall mounted radiator, laminate flooring, BT point, stairs rising to the first floor and door leading into the living room, kitchen and downstairs bathroom.

LIVING ROOM / DINING

20'11 x 11'3 (6.38m x 3.43m)

An elegant living room, boasting a stylish marble surround and electric fire giving a great focal point to the room, also comprising wall mounted radiators, aerial point large front facing uPVC window flooding the room with natural light and uPVC patio doors opening out directly onto the garden. patio doors

KITCHEN

12'0 x 8'10 (3.66m x 2.69m)

This traditional kitchen hosting an array of solid wood wall and base units providing plenty of storage space, contrasting work surfaces, inset white sink and drainer with chrome mixer tap, four ring electric hob with overhead extractor, electric oven, integrated under counter fridge/freezer space and plumbing for washing machine, wall mounted radiator, housed wall mounted boiler, uPVC window over looking the garden and glazed uPVC door leading to the exterior.

BATHROOM

6'0 x 5'0 (1.83m x 1.52m)

A generously sized, contemporary bathroom, fully tiled in serene tone, hosting a large walk in shower with luxurious chrome drench shower, white vanity unit with inset low flush WC, and sink, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

MASTER BEDROOM

19'4 x 10'11 (5.89m x 3.33m)

An elegant master bedroom, created using both the original bedroom and the third bedroom, giving abundance of space, however easily converted back to give you that 3rd room if desired, boasting

an array of built in white wardrobes, two uPVC windows and wall mounted radiator.

BEDROOM 2

10'8 x 9'0 (3.25m x 2.74m)

A further good sized double, comprising uPVC side facing window and wall mounted radiator.

GARAGE

17'6 x 9'4 (5.33m x 2.84m)

Offering secure parking or that extra storage space we all crave, comprising double doors, lighting and sockets.

EXTERIOR

The front of the property boasts great kerb appeal with a long driveway providing off road parking for at least 3 cars and a low maintenance, pebbled front garden with established grasses and plants. To the rear of the property is a well manicured and landscaped, sun trap of a garden, boasting a sizeable slabbed patio, perfect for entertaining in the summer months or sitting out on an evening, with steps leading up to a neat lawn, all finished off with an outdoor tap, floodlight and established borders.

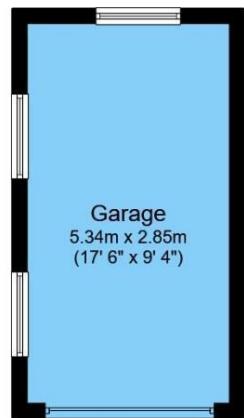
Floorplan



Ground Floor



First Floor



Garage

Total floor area 93.8 sq.m. (1,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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Energy Efficiency Graph

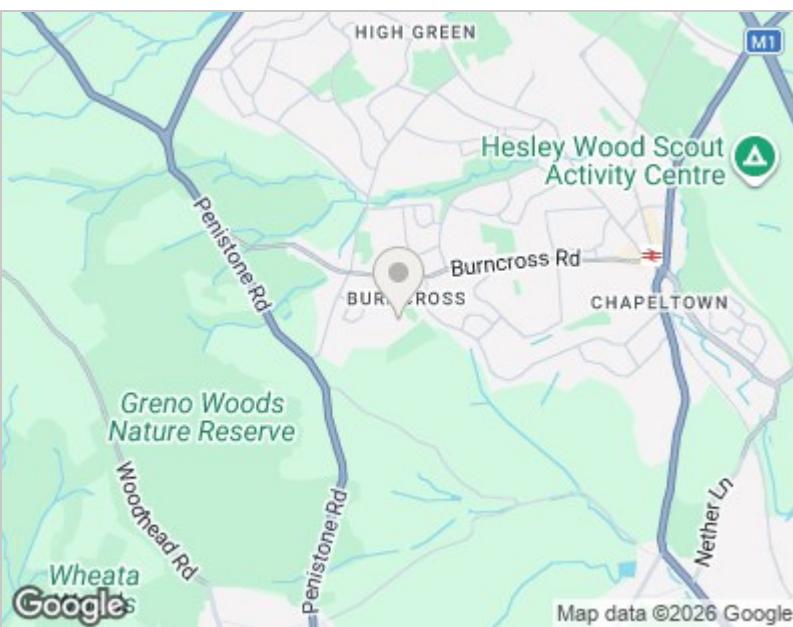
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

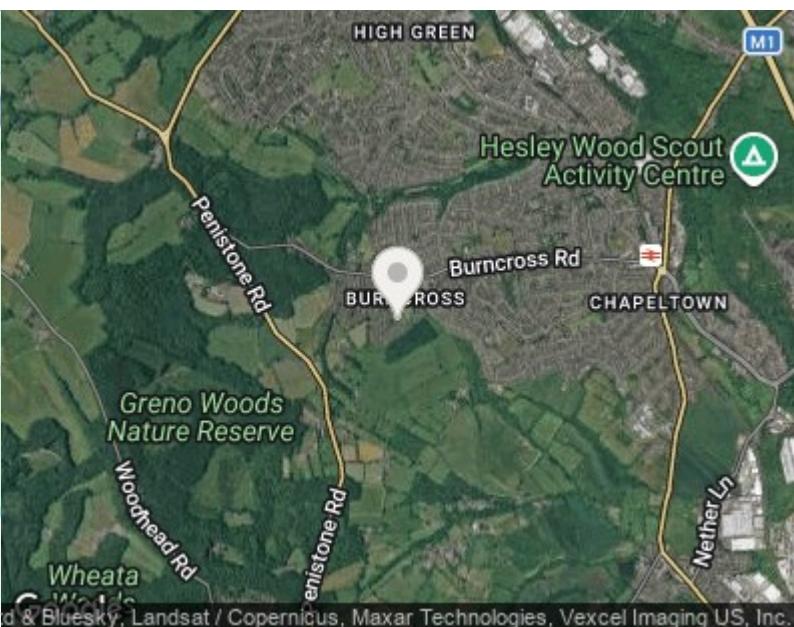
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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