



17 Portland Road, Doncaster DN11 0UZ

Guide price £165,000

Guide Price - £165,000 - £175,000

Burrells are delighted to bring to the market this three bedroom semi detached property with garage. This property is in a much sought after area of New Rossington, Doncaster. In brief the property consists of: entrance lobby, lounge, new kitchen/diner, sun-room with doors out onto the rear garden with detached garage. To the first floor is three bedrooms and a family shower room. This is a renovation project which has been started by the current owners. Perfect for first time buyers or someone wanting to renovate a property, come with no onward chain.

- Semi Detached House
- New Combi Boiler
- No Onward Chain
- Three Bedrooms
- Low Maintenance Rear Garden
- Sought after Location
- New Kitchen
- Detached Garage

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Ground Floor

Entrance Hall

Entrance lobby

Lounge

16'5 x 13'2 (5.00m x 4.01m)

Upvc window to the front elevation, stairs to the first floor, access through to the kitchen/diner

Kitchen

9'1 x 15'11 (2.77m x 4.85m)

Cottage style matching wall and base units

Sunroom

7'8 x 10' (2.34m x 3.05m)

Upvc windows, french doors leading onto the rear low maintenance garden.

First Floor

Master Bedroom

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

Upvc window onto the rear elevation, gas central heating radiator.

Bedroom Two

11'7 x 9'7 (3.53m x 2.92m)

Upvc window onto the front elevation, gas central heating radiator.

Bedroom Three

7'8 x 5'11 (2.34m x 1.80m)

Upvc window onto the front elevation gas central heating radiator.

Family Shower Room

6' x 7'8 (1.83m x 2.34m)

Three piece suite which comprises of; low flush w/c, pedestal sink, corner shower enclosure with electric power shower, fully tiled, vinyl flooring.

Garage

Good sized garage with electric and lights, which leads through to another storage area.

Outside

To the front is a driveway which is suitable for three cars, low maintenance rear garden.



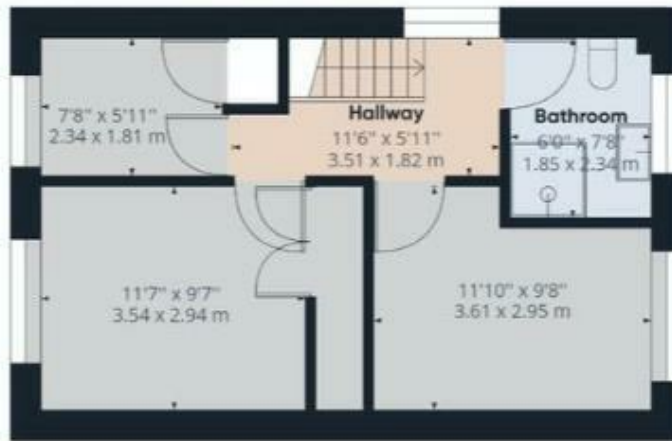


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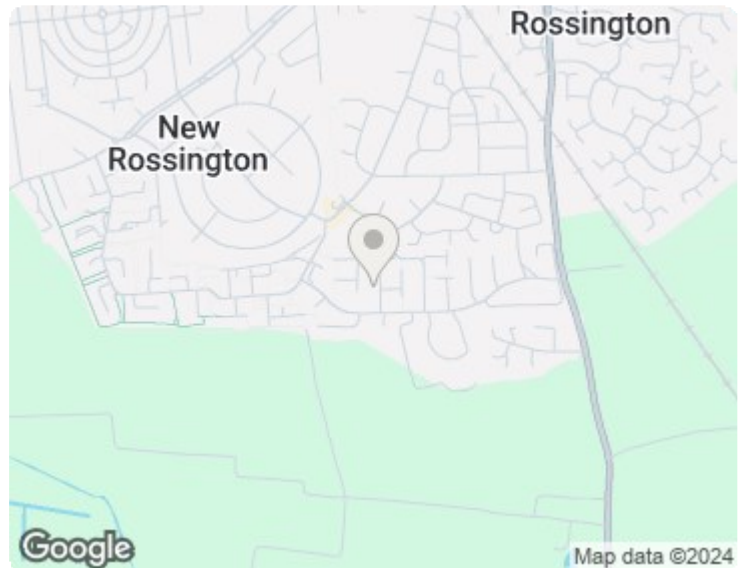


Ground Floor Building 1



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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