

2 BEDROOM SEMI DETACHED HOUSE



8 POPPLEWELL CLOSE, BELTON, DONCASTER.

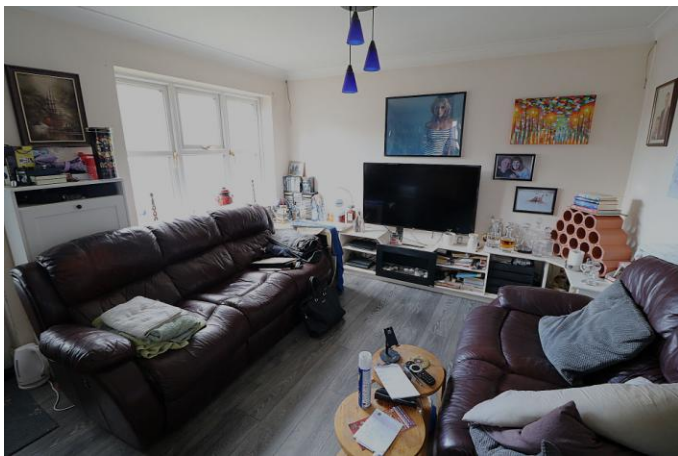
PRICE REGION OF £169,950

NOW REDUCED TO: £165,000

*****2-bedroom semi-detached house***** Located in quiet Cul-de-sac with excellent local amenities and motorway networks. Single detached garage and driveway for parking.

THE PROPERTY This 2-bed semi-detached house on offer located in a quiet Cul-de-sac in the popular village of Belton with excellent local amenities and local motorway networks. Briefly comprising living room, kitchen, conservatory. First floor landing, two bedrooms and bathroom. To the front of the property there is a lawned garden and driveway offering off road parking that leads to a single detached garage with personal door and electric door. At the rear of the property there is a patio area all surrounded by a hedge and wooden fence boundary. This property would be ideal for first time buyer or rental. Contact Agents to arrange a viewing!

LIVING ROOM 14' 8" x 11' 9" (4.476m x 3.593m) Entrance door with front and side facing windows. Fitted base display shelving. Television point. Laminate flooring. Radiator. Staircase leading to first floor landing and bedrooms.



KITCHEN 14' 7" x 6' 5" (4.451m x 1.980m) Rear facing window and French doors. Fitted base and wall units with drawers. Worktop incorporating two separate single stainless steel bowls with mixer taps. Tiled splashback. 5 ring gas chrome hob with extractor above and built in oven below. Provision for whitegoods. Tiled floor. Radiator.



CONSERVATORY 13' 9" x 12' 5" (4.2m x 3.8m) Brick base dwarf wall with triple aspect windows and side French doors. Two electric heaters.

LANDING Rear facing window. Loft access. Built in storage.

BEDROOM 1 11' 9" x 8' 5" (3.591m x 2.570m) Front facing window. Television point. Radiator.



BEDROOM 2 8' 5" x 5' 10" (2.580m x 1.796m) Front facing window. Cabin bed with space under for drawers. Radiator.

BATHROOM 8' 5" x 5' 10" (2.577m x 1.799m) Rear facing window. Vanity sink unit with display top, drawers and cupboard with vanity mirror and side display shelf cupboard and pelmet light over. Bath, WC and corner shower cubicle. Wooden floor. Partially tiled walls.



OUTSIDE To the front of the property there is a lawned garden and driveway offering off road parking that leads to a larger than average single detached garage 7.060m x 3.6m with personal door and electric door. At the rear of the property there is a patio area all surrounded by a hedge and fence boundary. Outside lighting and tap.

SERVICES: Mains water, electricity, drainage, and gas.

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: A

TENURE: Freehold .

VIEWING: Strictly by arrangement with Keith Clough

Agents – 01427 873236

The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.