



16 The Oval Dunscroft DN7 4EE

Offers Around £125,000

FREEHOLD

Perfect First Time Buy/Buy to Let THREE bedroom semi-detached house. Modern fitted kitchen/breakfast room. Spacious lounge and conservatory. UPVC double glazed. Gas central heating. Ample off road parking. Rear garden. Walking distance to shops and train station.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Spacious modern fitted kitchen/breakfast room • Lounge with french doors

ENTRANCE HALL

Front UPVC double glazed entrance door and adjoining UPVC double glazed window. Laminate floor. Radiator. Staircase leading to the first floor. Door into the lounge and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

19'2" x 16'11"

Measured to maximum points. The main kitchen area narrows to 2.89m. Front facing UPVC double glazed window and side UPVC double glazed entrance door with adjoining side panel window. Fitted with a range of high gloss grey wall and base units with granite effect laminate effect worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with splash back tiling. Matching breakfast bar area. Integrated electric oven, hob and extractor hood above. Space and plumbing for washing machine. Large walk-in cupboard with sliding doors providing space for fridge/freezer and further storage. Tiled floor. Inset ceiling spotlights. Radiator.

LOUNGE

15'4" x 10'11"

Rear facing UPVC double glazed french doors leading into the conservatory. Laminate floor. Radiator.

CONSERVATORY

11'11" x 9'1"

Rear and side facing UPVC double glazed windows and French doors leading into the garden. Laminate floor.

FIRST FLOOR

Front facing UPVC double glazed window. Spindle balustrade to the staircase. Loft access point. Doors off to all rooms.

Useful built-in storage cupboard.

BEDROOM ONE

11'3" x 10'5"

Measured to back of wardrobes. Fitted with wardrobes to one wall with sliding doors. Radiator.

BEDROOM TWO

9'3" x 8'3"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

10'6" x 6'5"

Front facing UPVC double glazed window. Radiator.

BATHROOM

7'6" x 5'4"

Side facing UPVC double glazed window. Fitted with a white



- UPVC conservatory
- UPVC double glazed
- Gas central heating
- Ample off road parking
- Rear garden
- Ideal First Time Buy

three piece suite comprising of a panelled bath with mains shower, pedestal wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.

OUTSIDE

To the front of the property is a gravelled forecourt and concrete driveway providing ample off road parking with privet hedge to the front boundary There is a gate to the side leading into the rear garden.

The rear garden has timber panelled fencing, paved seating areas and an artificial lawn. An outside cold water tap is fitted.





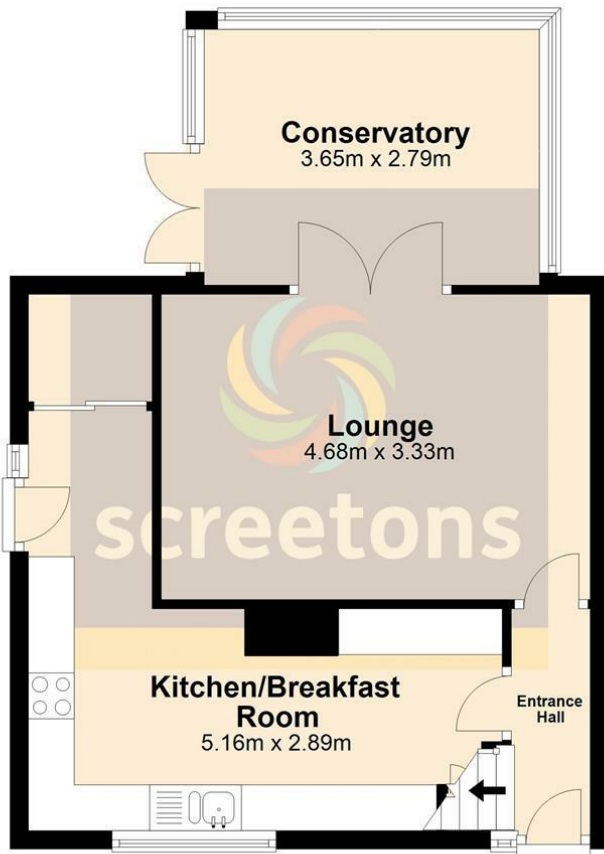


Additional Information

Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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