



## 419 Broadway Dunscroft DN7 4HX

Offers Over £155,000

**FREEHOLD**

VIEWING ESSENTIAL. EXTENDED THREE bedroom mid terraced house. Extensively modernised and updated throughout. Newly fitted kitchen & bathroom. New UPVC double glazing and gas boiler. Spacious lounge. Generous driveway/parking. Immaculate throughout. Perfect First Time Buy.





- THREE BEDROOM MID TERRACED HOUSE • Extensively modernised and updated • Dining room/utility w.c. extension

## INFORMATION

The property benefits from a rear dining room and utility/w.c extension built in 2023 and has been extensively modernised and renovated throughout which includes;

- \*New gas central heating boiler (2022), annually serviced and under warranty to 2032.
- \*New radiators throughout (2023)
- \*New UPVC double glazed windows and front door (2023)
- \*Modern fitted kitchen (new 2023)
- \*Modern fitted bathroom (new 2021)
- \*Mains wired burglar alarm

## ENTRANCE HALL

Front UPVC composite double glazed entrance door and front facing UPVC double glazed window. Staircase leading to the first floor. Open access into the kitchen. Laminate floor. Contemporary radiator.

## KITCHEN

12'7" x 9'2"

Rear facing UPVC double glazed window. Fitted with modern 'Fjord Green' wall and base units with timber effect laminate worksurfaces incorporating a sink and drainer with metro style tiled splashbacks. Integrated electric oven and five ring gas hob with extractor hood above. Space for fridge freezer



and additional tall fridge. Inset ceiling spotlights. Useful open pantry cupboard with shelving. Open access into the lounge.

## LOUNGE

17'8" x 11'4"

Front facing UPVC double glazed window. Central ceiling light and two wall lights. Two contemporary radiators. Open access into the dining room extension.

## DINING ROOM

9'8" x 8'7"

Rear facing UPVC double glazed french doors with adjoining windows opening onto the rear patio. Feature sloping ceiling with two double glazed remote control velux windows with rain sensors. Inset ceiling spotlights and two wall lights. Laminate floor. Contemporary radiator. Sliding door into the utility/w.c.

## UTILITY/W.C

8'8" x 2'10"

Fitted with a white vanity wash hand basin and w.c. Space and plumbing for washing machine. Laminate floor. Contemporary radiator.

## LANDING

Doors off to all rooms. Loft access point.



- Newly fitted kitchen & bathroom • New gas central heating boiler & radiators • New windows and front door (2023)

### BEDROOM ONE

13'5" x 9'2"

Rear facing UPVC double glazed window. Contemporary radiator.

### BEDROOM TWO

10'1" x 8'2"

Front facing UPVC double glazed window. Contemporary radiator.

### BEDROOM THREE

9'3" x 9'2"

Rear facing UPVC double glazed window. Contemporary radiator. Useful built-in storage cupboard with lighting (1.45m x 0.56m)

### BATHROOM

7'3" x 4'10"

Front facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath with mains shower and glass screen over, vanity wash hand basin with storage and w.c. Tiled walls with inset display shelving above the bath. Contemporary tall radiator.

### OUTSIDE

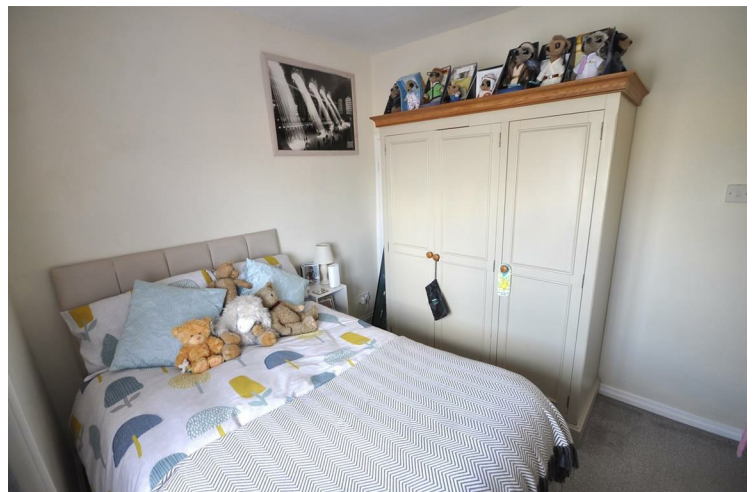
The property is set back from the road with a block paved and

gravelled frontage and provides comfortable off road parking which could accommodate four cars if required. There is access to the side to the private rear garden.

The rear garden has been attractively landscaped with paved patio seating areas, lawn and feature planted shrubs. There is timber panelled fencing and a timber garden shed. An outside cold water tap is installed.

### LOCATION

For those buyers with young families, the property is perfectly placed backing onto Dunsville Primary School.



- Spacious lounge
- Large front driveway/parking area
- Private rear gardens, Viewing Essential
- Extending to approx. 83.1 sq.m





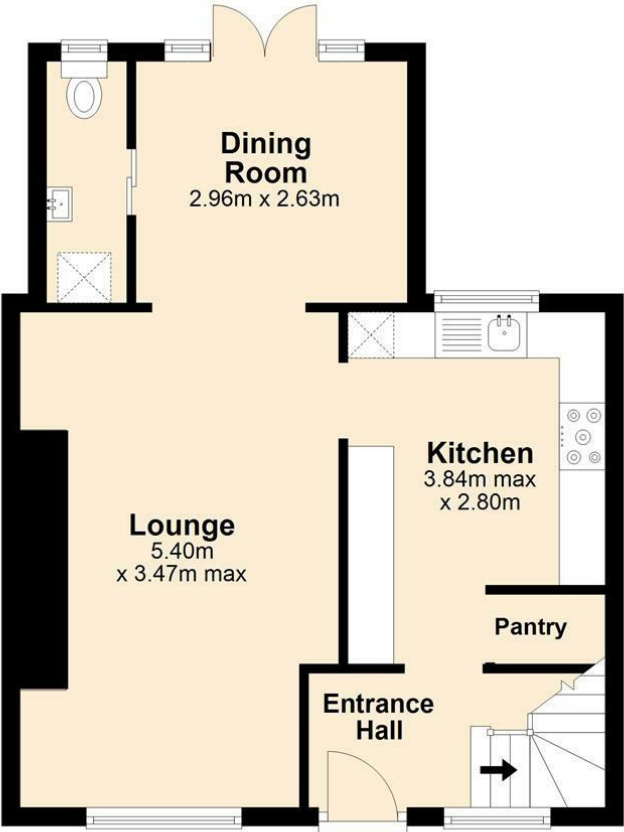


## Additional Information

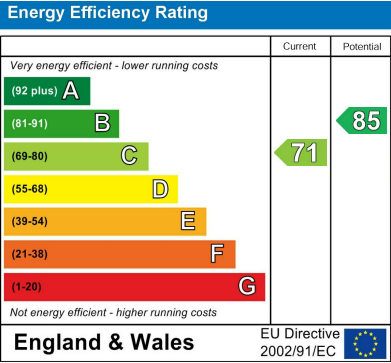
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

Ground Floor



First Floor



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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