



23 Plantation Road Doncaster DN8 5EB

Offers Over £125,000

FREEHOLD

PERFECT FIRST TIME BUY. Beautifully presented THREE bedroom mid terraced house with rear parking and garden. Modern fitted kitchen and bathroom. Lounge and dining room. UPVC double glazed. Gas central heating. Town centre location close to shops and facilities. VIEWING ESSENTIAL. No Upward Chain Involved.



- **THREE BEDROOM MID TERRACED HOUSE**
- Immaculately presented
- Lounge and Dining room
- Modern fitted kitchen

LOUNGE

14'0" x 10'11"

Front UPVC double glazed entrance door and UPVC double glazed window with fitted plantation shutters. Feature cream stone fireplace with cast iron inset and granite hearth to a coal effect gas fire. Built-in T.V/media cabinet with display shelves above. Feature panelled effect walls. Laminate floor. Radiator with cabinet. Door into the dining room.

DINING ROOM

11'10" x 10'11"

Feature cream stone fireplace with cast iron inset and granite hearth to a coal effect gas fire. Built-in alcove with plumbing for washing machine and worktop above. Feature panelled effect walls. Radiator with cabinet. Useful understairs storage cupboard with space for fridge/freezer. Staircase leading to the first floor. Open access into the kitchen and open window opening with shelving facing into the kitchen.

KITCHEN

11'1" x 5'0"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with modern grey shaker style wall and base units with butchers block worksurfaces incorporating a belfast sink and metro style tiled

splashbacks. Built-in electric oven, five ring gas hob with extractor hood above. Tiled floor.

LANDING

Doors off to all rooms.

BEDROOM ONE

12'0" x 11'10"

Front facing UPVC double glazed window with fitted plantation shutters. Built-in wardrobes to one wall with automatic lighting and discrete T.V space and shelving. Laminate floor. Radiator.

BEDROOM TWO

12'0" x 6'2"

Rear facing UPVC double glazed window. Laminate floor. Radiator.

BEDROOM THREE

11'10" x 5'6"

Front facing UPVC double glazed window with fitted plantation shutters. Laminate floor. Radiator.

BATHROOM

8'9" x 4'3"

Rear facing UPVC double glazed window. Fitted with a modern



- Modern shower room • UPVC double glazed • Gas central heating • Rear driveway • Town centre location • Extending to approx. 72.6 sq.m

white suite comprising of a panelled bath with mains shower and folding glass screen over, vanity wash hand basin with storage cupboard and w.c. Tiled walls and floor. Built-in cupboard housing the wall mounted gas combi central heating boiler. Chrome towel Radiator.

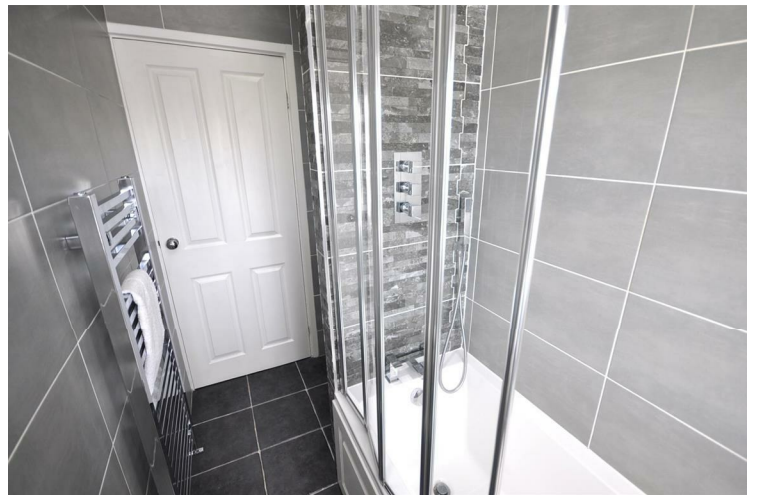
OUTSIDE

There is a rear block paved driveway providing off road parking with further blocked paved seating area with timber panelled fencing. Access to the rear is via Orchard Street where there is a shared driveway between this row of terraced house.

NO UPWARD CHAIN INVOLVED





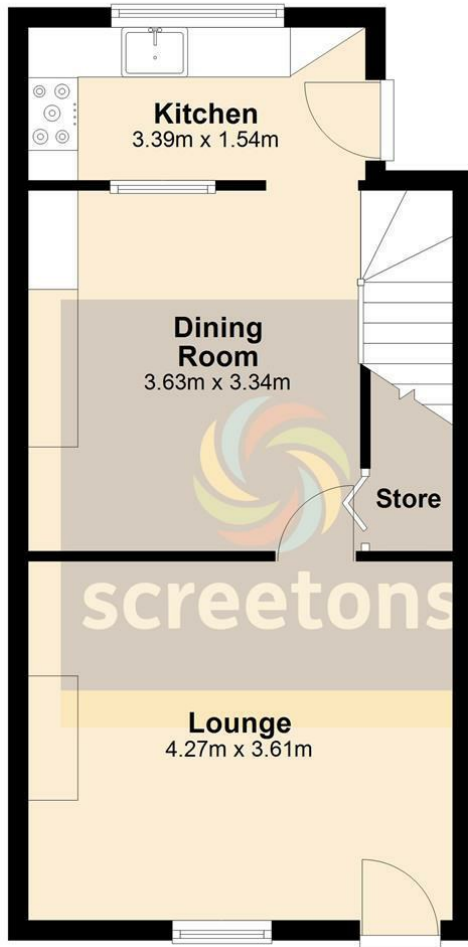


Additional Information

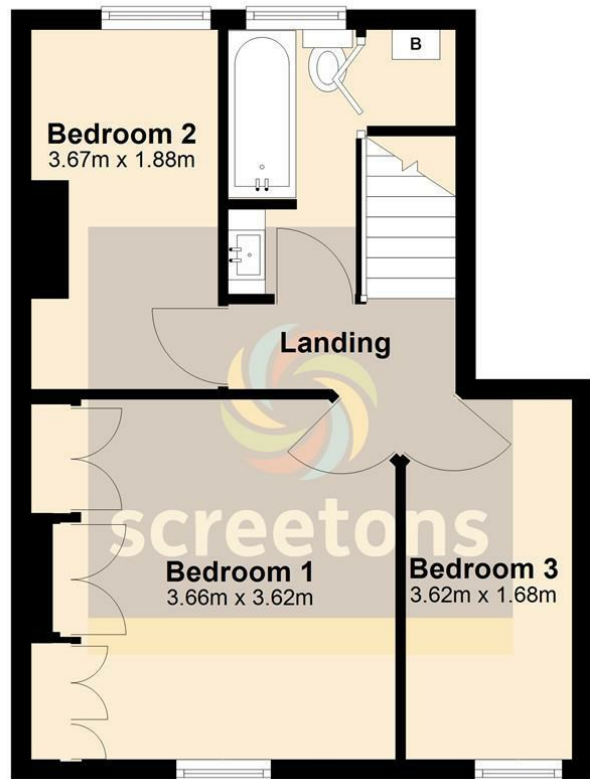
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

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		68
(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 

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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