

Gattison Lane, Rossington, Doncaster, DN11

Spacious front and rear garden | 2 spacious bedrooms | Separate toilet to shower room

Asking Price: **£120,000**

KW PLUS
KELLERWILLIAMS

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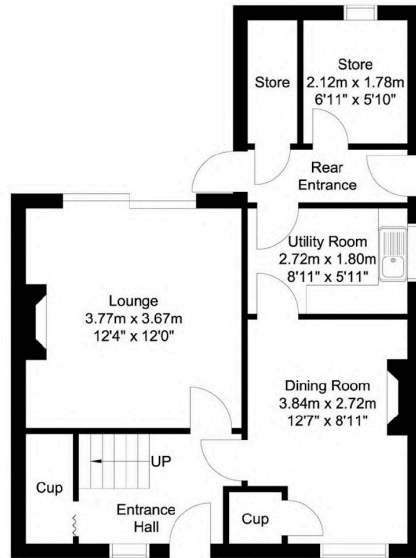
DESCRIPTION

Welcome to this lovely 2-bedroom, semi-detached property nestled in the heart of Rossington. As you approach, you'll be greeted by a sizable front and side garden, offering ample space for outdoor relaxation and entertainment. The property enjoys a sense of privacy, enveloped by lush greenery and a pathway leads you to the inviting entrance. Inside, the property boasts two generously proportioned reception rooms, providing flexible space for living and dining arrangements, along with a functioning kitchen. Ascending to the upper floor, you'll discover a spacious shower room complemented by a separate toilet. The two large double bedrooms offer comfortable retreats, each providing ample space for rest and relaxation. Furthermore, this property surprises with plenty of hidden storage cupboards, offering practical solutions for organisation. While some modernisation is required, this little gem presents abundant potential for customisation and enhancement, allowing you to create a personalised haven tailored to your unique preferences and lifestyle. Don't miss this opportunity to transform this property into your dream home, where comfort, convenience, and character blend seamlessly to offer a truly delightful living experience. Schedule your viewing today and unlock the possibilities awaiting within this Rossington treasure.

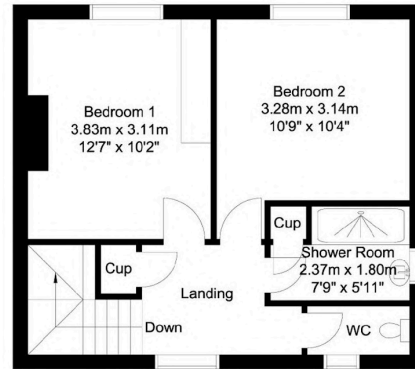




Ground Floor
46 sq m/495.13 sq ft
Approx.



First Floor
37 sq m/398.26 sq ft
Approx.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None

FooterUrl

VAT Reg. No None | Registered No: ZA754826 | Registered Office: KW Move, 10 Hunters Chase, Kirby Cross, Frinton-On-Sea, CD13 0JZ
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