



## 101 Petersgate, Doncaster, DN5 9JJ

Located on a sought-after street in the ever-popular area of Scawthorpe, this beautifully presented three-bedroom semi-detached home on Petersgate is an ideal choice for first-time buyers and growing families alike. The property enjoys excellent proximity to schools, parks, local shops and convenient commuter routes.

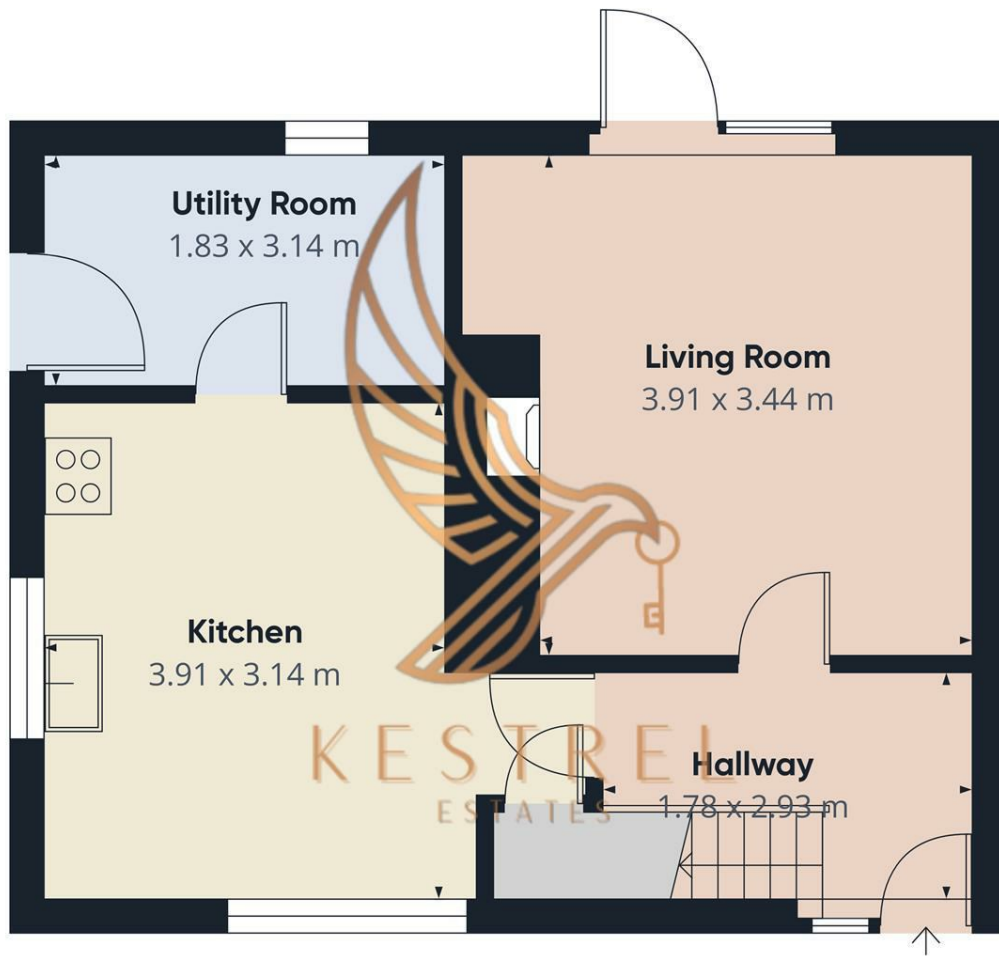
The property opens with a welcoming and bright hallway that leads into a spacious and inviting living room. Flooded with natural light, this room features patio doors opening onto a generous, fully enclosed rear garden complete with a patio area, perfect for outdoor dining, entertaining or simply relaxing.

The well-appointed kitchen-diner offers ample storage, workspace and includes an integrated cooker, hob and extractor. It flows seamlessly into a practical utility room with additional storage and direct access to the rear garden.

Upstairs, the home boasts two sizeable double bedrooms, a further spacious single bedroom and a contemporary family bathroom. The home has been tastefully decorated throughout, with a range of recent improvements that allow the next owners to move straight in.

- Well Presented 3 Bedroom Home
- Spacious Kitchen-Diner
- Separate Utility Room
- Patio Doors Leading To The Garden
- Three Spacious Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- New Boiler Installed
- Great Commuter Links
- Viewing Highly Recommended

£150,000



Floor 0



**Approximate total area<sup>®</sup>**  
39.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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