



## 22 Finghall Road

Skellow, Doncaster, DN6 8PB

Guide price £240,000



GUIDE PRICE £240,000.00 TO £250,000.00 Welcome to this charming home which is located on Finghall Road in the sought-after village of Skellow, Doncaster. This delightful property is a modern and well-presented 3-bedroom detached bungalow, perfect for those seeking a comfortable and stylish home. One of the standout features of this property is the owned solar panels, not only making it environmentally friendly but also contributing to its great EPC rating, which means lower energy bills for you in the long run. Being offered with no chain, this property is a rare find. The fitted kitchen and complete bathroom add a touch of luxury, while the double fronted bay windows in the spacious reception room flood the space with natural light, creating a warm and inviting atmosphere. Furthermore, the convenience of having a garage and a driveway with space for several cars is a practical addition that adds to the overall appeal of this lovely home. Don't miss out on the opportunity to make this property your own and enjoy the comfort and convenience it has to offer in this wonderful location. Within close proximity to the A1 motorway access therefore ideal for commuters, close to major supermarkets, Adwick train station, all local amenities, schools, public houses, gyms and cafes.



### Front entrance hallway

Having a white uPVC entrance door with full length window which makes for a light and airing hallway having access to all rooms. with a radiator and oak style click laminate flooring.

### Lounge / dining room

A lovely sized, double fronted living / dining room with a feature coal effect, electric fire and wood surround, two radiators, TV aerial, several power points and oak laminate flooring.

### Kitchen

A modern "Omega" fitted kitchen offering a range of white wall and base units incorporating white granite effect work tops, inset with a stainless steel sink unit with mixer tap. Supplied with a Range cooker with 7 gas hob, two ovens, a grill and a heat draw, an integrated fridge, freezer and supplied with plumbing for an automatic washing machine. A side facing window and uPVC entrance door, spot lights, smoke alarm, a radiator, several power points, built in electric consumer unit and matching laminate flooring.

### Bedroom one

A well presented rear facing bedroom, with oak laminate flooring, matching skirting boards, a radiator and power points.

### Bedroom two

A double sized bedroom overlooking the rear garden with laminate flooring, radiator and power points.

### Bedroom three

A side facing room with radiator, laminate flooring and power points.

### Bathroom

A recently renovated bathroom which benefits from a walk in shower with a Triton Electric shower and glass shower screen, a low flush W/C and a vanity wash hand basin. Having fully tiled walls, waterproof tile design click laminate a wall mounted towel rail and a large window.

### Loft space

Having a pull down ladders to an insulated loft with a light and part boarded for storage.

### Garage

Having an up and over garage door and houses the boiler

### Gardens

A small brick wall to the front with lawned area and block paved driveway and side path, ideal for several cars / caravan and leads to a garage through route iron double gated access. A good sized rear garden mostly laid to lawn with a flower and shrub boarder.

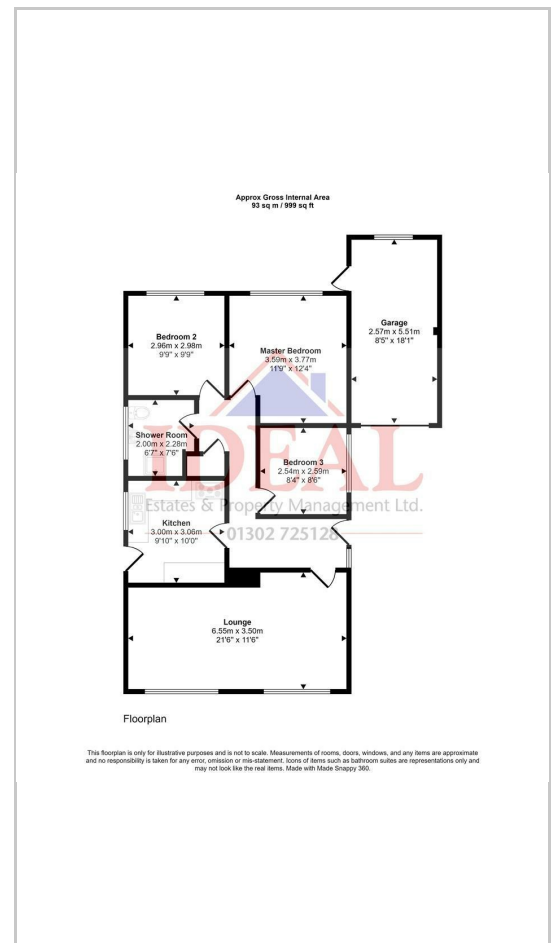
### Additional information

The added security of an alarm system, Georgian Double glazed windows and doors. no chain, Council tax band C, EPC rating to follow, Standard construction, smart meter

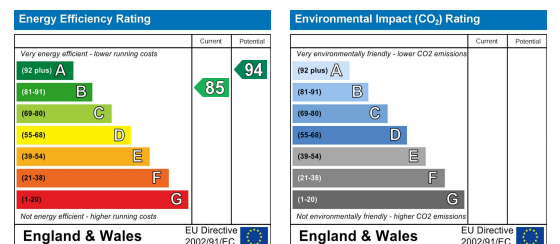
### Area Map



### Floor Plans



### Energy Efficiency Graph



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