



## 3 Station Road, Askern Askern, Doncaster, DN6 0JB

Welcome to this charming property located on Station Road in the lovely town of Askern, Doncaster. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The property features a well-maintained bathroom, ensuring your comfort and convenience. Additionally, the availability of parking for one vehicle makes coming home a breeze. The garage and outbuilding provide ample storage space for all your belongings, keeping your home neat and organised. One of the highlights of this property is the open plan lounge/diner, creating a spacious and inviting atmosphere for you to enjoy. The lean-to extension adds character to the house and offers a unique space for various activities. Furthermore, the utility room and downstairs W/C add practicality to this already fantastic home. Located in a great area, this property offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your home sweet home in Askern.

**£150,000**

# 3 Station Road, Askern

Askern, Doncaster, DN6 0JB



- Great sized home
- Open plan lounge/diner
- Downstairs W/C and utility room
- Council tax A
- 3 Bedrooms
- Close to all local amenities
- Ideal for first time buyers
- Garage/outbuilding
- Great location
- EPC C

Lounge

Dining room

Kitchen

Downstairs W/C

Utility

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garage/outbuilding



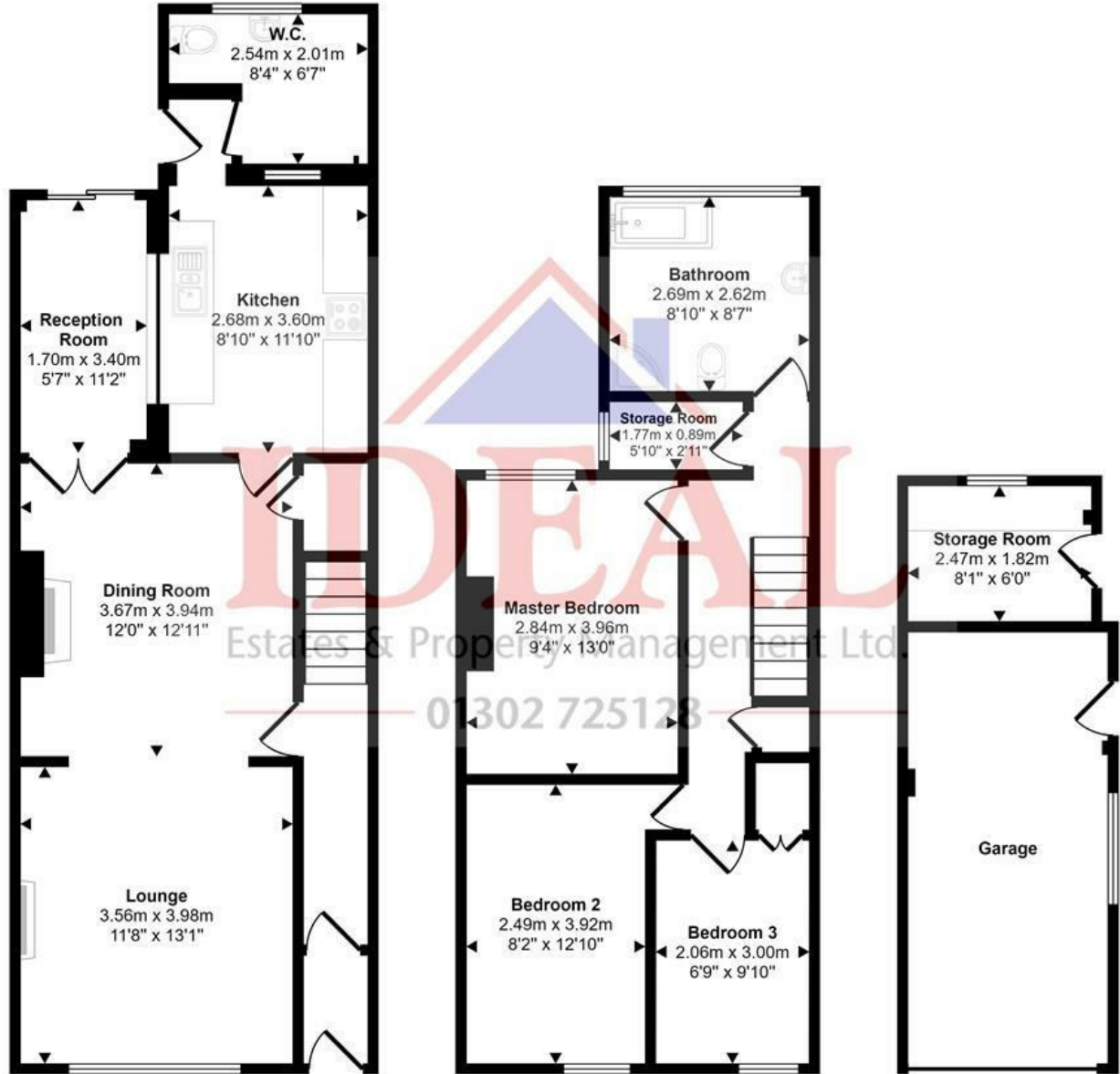
Directions





# Floor Plan

Approx Gross Internal Area  
127 sq m / 1370 sq ft



Ground Floor  
Approx 59 sq m / 639 sq ft

First Floor  
Approx 47 sq m / 511 sq ft

Garage / Storage Room  
Approx 20 sq m / 221 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	86		

Energy Efficiency Rating Legend (England & Wales):

- A: 92 plus
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20

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