



Crookesbroom Lane, Hatfield, Doncaster

OIRO £165,000



- Two storey extension
- Large enclosed rear garden
- Downstairs Shower room
- Excellent transport links & amenities

- Converted garage to storage room & Beauty room
- Kitchen on the rear
- Dining room opening to Lounge



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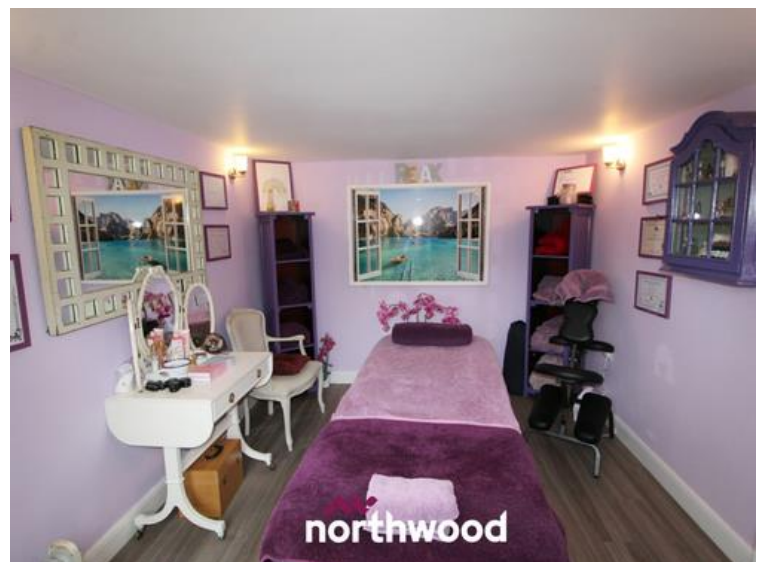
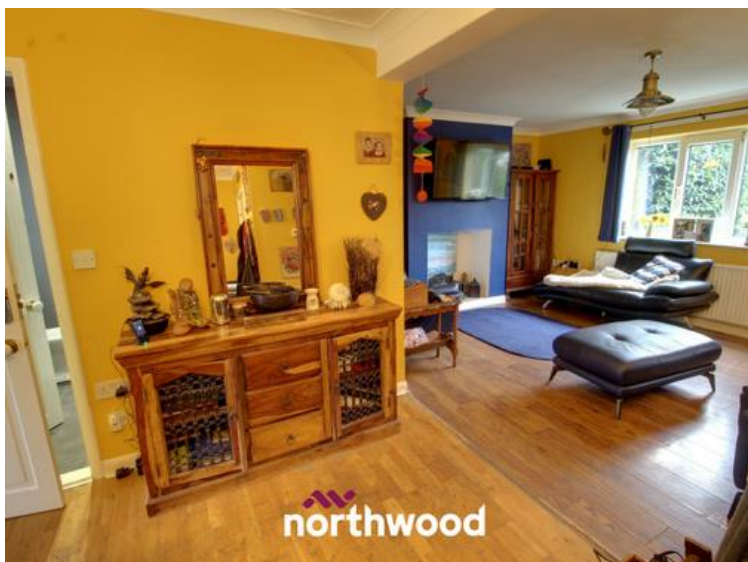
## Description

EXTENDED, providing a spacious family home! Having lounge opening out to dining area, downstairs shower room and kitchen on the rear. Upstairs, you will find three bedrooms and bathroom with shower over the bath.

Enclosed rear garden with two patio area and converted garage and well stock front garden, shared access leading to driveway.

Excellent location for primary and secondary schooling, excellent transport links and fantastic array of amenities.

## Photographs



## Rooms

### Entrance Hallway

Accessed via a uPVC door, carpet and radiator.  
*0.00m x 0.00m (0'0" x 0'0")*

### Dining Area

Having laminate flooring, side facing uPVC d/g window, understairs cupboard, coving to the ceiling, radiator and power points. Can take a decent sized table and chairs.  
*3.66m x 2.07m (12'0" x 6'10")*

### Downstairs Shower Room

Having a tiled floor, rear facing uPVC d/g window, double walk in shower with glass enclosure, WC and ornate sink with built in furniture beneath it. Radiator.  
*0.00m x 0.00m (0'0" x 0'0")*

### Bedroom One

Having carpet, front facing uPVC d/g window, coving to ceiling, built in cupboard, ample power points and radiator.  
*3.20m x 4.65m (10'6" x 15'4")*

### Bedroom Three

Having carpet, rear facing uPVC d/g window, coving to ceiling, ample power points and radiator.  
*2.30m x 2.17m (7'6" x 7'1")*

### Outbuildings

The garage has been converted and split into two parts with power and lighting, with the front being used for storage with an access door, the rear has being converted to a beauty room but could be used as an office, gym, bar etc.  
*0.00m x 0.00m (0'0" x 0'0")*

### Lounge

Having laminate flooring, front facing uPVC d/g door, coving to the ceiling, feature chimney breast with recess either side, radiator and ample power points. This room opens out to the dining area.  
*4.61m x 3.64m (15'1" x 11'11")*

### Kitchen

Having tiled floor, having side and rear facing uPVC d/g window and rear door. Fitted out with range of modern cream wall and base units, complimentary wood effect work top, partial tiling to the wall, stainless sink and draining board, space for dishwasher, washing machine, fridge/freezer, Belling Cooker will be staying, radiator and ample power points.  
*3.06m x 3.64m (10'0" x 11'11")*

### Stairs/Landing

Fitted carpet and hand rail, side facing uPVC d/g window, built in cupboards and power points.  
*0.00m x 0.00m (0'0" x 0'0")*

### Bedroom Two

Having carpet, rear facing uPVC d/g window, coving to ceiling, ample power points and radiator.  
*3.06m x 3.50m (10'0" x 11'6")*

### Bathroom

Having lino to the floor, rear facing uPVC obscure glazed window, bath with shower and screen, sink and WC, partial tiling to the walls, radiator and built in cupboards.  
*0.00m x 0.00m (0'0" x 0'0")*

### Exterior

Shared access leading to own driveway, well stocked front garden. The rear is a good sized with patio area's, old pizza oven, shed, shrubs and lawn.  
*0.00m x 0.00m (0'0" x 0'0")*

## Disclaimer

Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

*0.00m x 0.00m (0'0" x 0'0")*

More photographs



# Floorplan



# Map

