



Sunderland Street, Tickhill Doncaster DN11 9ES

welcome to

Sunderland Street, Tickhill Doncaster

TOTALLY INDIVIDUAL PROPERTY. Delightful light and bright reception rooms, lots of features with beamed ceilings and exposed brickwork. Priced realistically to sell and a good buy for a property in Tickhill. No Onward Chain, contact the agent to arrange a visit.



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing door, the entrance hall has a contemporary central heating radiator, wood flooring and stairs leading to the first floor along with some useful understairs storage.

Cloakroom

Useful ground floor cloakroom fitted with a low flush wc, vanity basin, heated towel rail and a side facing obscured double glazed window.

Lounge

13' 8" x 11' 9" MAX (4.17m x 3.58m MAX)

Having both front and rear facing double glazed windows, this naturally light main reception room has an attractive multifuel burner with a wooden mantle, TV aerial and a central heating radiator.

Snug

11' 10" x 11' 10" (3.61m x 3.61m)

The snug has both side and rear facing double glazed windows, wooden flooring, TV aerial and a central heating radiator. With double doors leading in from the entrance hall.

Dining Room

11' 8" x 9' 2" (3.56m x 2.79m)

The dining room is open plan to the kitchen with a central heating radiator and wooden flooring.

Kitchen

11' 9" x 11' 9" (3.58m x 3.58m)

Fitted with a range of wall and base units incorporating wooden work surfaces with a Belfast sink inset. Having an electric hob and double electric oven, space for a fridge freezer, front and side facing double glazed windows along with a feature window seat.

Utility

With plumbing for a washing machine, storage space, a central heating radiator and wooden flooring. Having a door leading out into the garden.

First Floor Accommodation

Landing

Accessed via a turned staircase, the landing provides access to all bedrooms and the family bathroom.

Bedroom One

11' 11" x 16' (3.63m x 4.88m)

Double bedroom with a vaulted ceiling along with both front and side facing double glazed windows. Central heating radiator.

Ensuite

Fitted with a mains fed shower within a cubicle, low flush wc, vanity basin and a heated towel rail. With access to the loft and tiled flooring.

Bedroom Two

13' 1" x 12' 1" MAX (3.99m x 3.68m MAX)

Double bedroom with wardrobes to one wall, a useful storage cupboard, central heating radiator and a side facing double glazed window.

Bedroom Three

11' 11" x 9' 7" (3.63m x 2.92m)

Double bedroom with fitted wardrobes to one wall, a central heating radiator, front and side facing double glazed windows.

Bathroom

Having a mains fed shower within a double cubicle, low flush wc, double vanity basin and a heated towel rail. Having tiled walls and flooring along with a rear facing double glazed window.

External

To the front of the property. electric gates give access on to the generous driveway. With a block paved patio along with a decked seating area, this sunny garden is private and not overlooked. Having access to the outside bar.

Outside Bar

19' x 9' 1" (5.79m x 2.77m)

The bar has both power and lighting, creating a fantastic outside reception space for entertaining!



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welcome to

Sunderland Street, Tickhill Doncaster

- INTERNAL VIEWING ESSENTIAL
- Three Reception Rooms
- Dining Kitchen & Utility
- Three Bedrooms, Ensuite & Bathroom
- Outdoor Bar - Versatile Outbuilding

Tenure: Freehold EPC Rating: E

£365,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BWY106922 - 0005

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