



Scrooby Road, Bircotes Doncaster DN11 8AG

welcome to

Scrooby Road, Bircotes Doncaster

IDEAL FAMILY HOME or FIRST HOME. Well presented three bedroom semi-detached house with GENEROUS GARDENS, AMPLE OFF ROAD PARKING and detached WORKSHOP. A must see property!



Ground Floor Accommodation

Entrance Hall

Accessed via a side facing Upvc entrance door, providing access to the ground floor rooms and having a central heating radiator

Dining Room

10' 10" plus bay x 9' 5" (3.30m plus bay x 2.87m)
Dining room with front facing double glazed bay window, picture rail and central heating radiator.

Lounge

13' 7" x 12' 2" max (4.14m x 3.71m max)
Main reception room with feature fireplace including log burner, front facing double glazed window, coving to the ceiling and central heating radiator.

Kitchen

15' 6" x 6' 3" plus recess (4.72m x 1.91m plus recess)
Fitted with a good range of wall and base units, complimentary worktops and stainless steel inset sink with drainer. Benefitting from a built in oven and hob and having space for a washing machine. Two rear facing double glazed windows, central heating radiator and splashback tiling.

Downstairs Wc

Fitted with a WC and having a rear facing double glazed window with obscure glass and central heating radiator.

First Floor Accommodation

Landing

Giving access to all three bedrooms and the family bathroom. Rear facing double glazed window, central heating radiator and loft access.

Bedroom One

13' 8" x 11' 1" plus recess (4.17m x 3.38m plus recess)
Double bedroom having a front facing double glazed window, central heating radiator and storage cupboard housing the boiler.

Bedroom Two

10' 11" x 9' 5" max (3.33m x 2.87m max)
Second good size bedroom with front facing double glazed window and central heating radiator.

Bedroom Three

12' x 6' 4" (3.66m x 1.93m)
Single bedroom with rear facing double glazed window and central heating radiator.

Bathroom

Comprising of a three piece suite including bath with electric shower over, wc and wash hand basin. Side facing double glazed window with obscure glass, central heating radiator and part tiled walls.

External

Situated to a corner plot location with driveway providing off road parking for several vehicles. The property is set back from the road behind low level wall and the front garden is mainly laid to lawn. The rear garden is enclosed by timber fencing and is a generous size, laid to lawn with paved seating area and a small attached storage outbuilding.

Workshop

18' 3" x 18' 3" (5.56m x 5.56m)
Brick and block built detached workshop with power, light and water connected. having a secure door, front facing window and loft space ideal for storage.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

Scrooby Road, Bircotes Doncaster

- Well Presented Semi-Detached House
- Corner Position
- Substantial Plot
- Brick Built Workshop
- Three Bedrooms
- Ample Off Road Parking
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107704 - 0004

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