



**Essex Road, Bircotes Doncaster DN11 8BS**



**welcome to**

**Essex Road, Bircotes Doncaster**

Ideal FIRST TIME BUYER or BUY TO LET INVESTMENT opportunity. Lovely THREE BEDROOM semi detached home. OFF ROAD PARKING, FRONT and REAR GARDEN. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Entrance hall having a upvc front door, central heating radiator and under stairs cupboard.

### Lounge

14' 9" max x 13' 9" ( 4.50m max x 4.19m )

Spacious main reception room having a front facing double glazed window and central heating radiator.

### Kitchen

11' 5" x 7' 3" + door recess ( 3.48m x 2.21m + door recess )

Kitchen having a range of modern grey gloss wall and base units with complimentary worktops, stainless steel sink and drainer and tiled splash backs. Having space for a cooker and dishwasher. Rear facing upvc entrance door, rear facing double glazed window, central heating radiator and pantry with space for fridge freezer.

### Rear Lobby

### Downstairs Bathroom

Downstairs bathroom having a bath with shower attachment, wc and pedestal wash hand basin. Side facing double glazed window with obscure glass and central heating radiator.

## First Floor Accommodation

### Landing

Landing having a side facing double glazed window and access to the loft.

### Bedroom One

14' 9" max x 11' 1" ( 4.50m max x 3.38m )

Double bedroom having a front facing double glazed window, central heating radiator and useful built in storage cupboard.

### Wc

WC with a wash hand basin, front facing double glazed window with obscure glass and central heating radiator.

### Bedroom Two

11' 4" max x 10' 6" ( 3.45m max x 3.20m )

Double bedroom having a rear facing double glazed window and central heating radiator.

### Bedroom Three

9' 10" x 7' ( 3.00m x 2.13m )

Bedroom having a rear facing double glazed window and central heating radiator.

## External

External to the property there is a walled front garden with lawn, hedging and timber fencing. Open driveway providing off road parking and allowing access to the rear.

The rear is a generous size, enclosed by timber fencing and having a designated seating area. Benefitting from two storage cupboards accessed externally on the rear elevation of the property.

## 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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## **Essex Road, Bircotes Doncaster**

- Lovely Semi Detached Home
- Three Good Sized Bedrooms
- Driveway/Off Road Parking
- Front and Rear Gardens
- Ideal FTB or BTL

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers over

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107965 - 0002

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