



**Suffolk Road, Bircotes Doncaster DN11 8BD**



**welcome to**

**Suffolk Road, Bircotes Doncaster**

ATTENTION FIRST TIME BUYERS and INVESTORS! - Available with NO ONWARD CHAIN, three bedroom semi-detached with GENEROUS REAR GARDEN. A must see property ready to put your own stamp on. Call to arrange your viewing today!



## Ground Floor Accommodation

### Lounge

Dual aspect main reception room making a light and bright space to relax. Front and rear facing double glazed windows, coving to the ceiling and a central heating radiator.

### Breakfast Kitchen

Fitted with a modern range of units with worktop over, incorporating a breakfast bar and inset sink with drainer. Benefitting from an integrated gas hob, electric oven, dishwasher and fridge freezer. Front and side facing double glazed windows, two central heating radiators, recessed lights, wine wrack and tiling to the floor.

### Cloakroom

Fitted with a WC and a rear facing double glazed window with obscure glass.

## First Floor Accommodation

### Landing

Spacious landing with a rear facing double glazed window and central heating radiator.

### Bedroom One

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

### Bedroom Two

Double bedroom with front facing double glazed window.

### Bedroom Three

Single bedroom with a rear facing double glazed window and central heating radiator.

### Bathroom

Fitted with a three piece suite comprising of bath with shower over, wc and wash hand basin. Rear facing double glazed window with obscure glass and a central heating radiator.

## External

Open plan front garden laid with pebbles for easy maintenance. Side pedestrian access gate to the generous size rear garden which is fenced and enclosed and mainly laid to lawn with a variety of plants and shrubs to the borders. Garden shed, small storage outbuilding and water supply.

### 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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## **Suffolk Road, Bircotes Doncaster**

- Spacious Semi-Detached House
- Popular Area
- Three Bedrooms
- NO CHAIN
- Generous Rear Gardens

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

offers in the region of

**£165,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108064 - 0002

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