



**Beech Road, Campsall Doncaster**



**welcome to**

**Beech Road, Campsall Doncaster**

GUIDE PRICE-£100,000-£110,000. Set back this three bedroom end-terraced family home provides spacious living accommodation throughout with a dual aspect lounge diner, kitchen diner, ground floor WC and an enclosed rear garden.



### **Kitchen Diner**

21' 7" x 10' 8" plus recess ( 6.58m x 3.25m plus recess )

With a front facing upvc exterior door and side facing double glazed windows. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has space for a six-eight ring rangemaster gas cooker with an extractor hood above, plumbing for a washing machine and area for a fridgefreezer. There is complimentary splashback tiling, area for a dining table and chairs, a central heating radiator, stairs which rise to the first floor landing, understairs storage, front and rear facing double glazed windows. A door gives access to the rear lobby.

### **Rear Lobby**

With a rear door to the rear garden, further access into the lounge diner and access to the ground floor WC.

### **Ground Floor W.C.**

Fitted with a WC, a corner wash hand basin and a rear facing glass shutter panel opening.

### **Lounge Diner**

21' 7" x 10' 10" max ( 6.58m x 3.30m max )

A dual aspect lounge diner with a front facing double glazed window and rear facing French doors to the rear garden. there is a gas fireplace as the focal point of the room, wooden flooring throughout, a central heating radiator and feature panelling to the walls. There is a picture rail and coving to the ceiling.

### **First Floor Landing**

There is a useful storage cupboard which houses the hot water cylinder, a loft hatch, access to the three bedrooms and family bathroom.

### **Bedroom One**

12' 6" x 11' 1" max ( 3.81m x 3.38m max )

With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

15' 4" x 7' 8" ( 4.67m x 2.34m )

With a front facing double glazed window, a built-in wardrobe and a central heating radiator.

### **Bedroom Three**

8' 1" x 8' 11" ( 2.46m x 2.72m )

With a rear facing double glazed window, laminate flooring, a central heating radiator and a built-in wardrobe providing useful hanging and storage space.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a feature freestanding claw foot bath. There is full tiling to the walls and floor, a panelled ceiling with downlights, a chrome heated towel rail and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a footpath and a mainly laid to lawn garden set back on a row of terraces tucked away to the end with an outdoor sheltered canopy to the front entrance. To the rear of the property there is a footpath, a patio area and a mainly laid to lawn garden. There is an outdoor garden store, a rear gate which provides access to the rear service lane and fencing to the perimeter.



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## Beech Road, Campsall Doncaster

- GUIDE PRICE-£100,000-£110,000
- THREE BEDROOM END-TERRACED HOME
- SET BACK AND TUCKED AWAY
- DUAL ASPECT LOUNGE DINER
- DUAL ASPECT KITCHEN DINER

Tenure: Freehold EPC Rating: E

guide price

**£100,000-£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR119489 - 0008

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