

Askern Road, Toll Bar Doncaster

welcome to

Askern Road, Toll Bar Doncaster

Situated in this popular location is this two bedroom two reception room mid-terraced home. The property is ideal for first time buyers/investors and benefits from a downstairs WC and utility.













Entrance Hall

With a front facing upvc exterior door, stairs which rise to the first floor landing and access to the dining room.

Lounge

10' 3" x 10' 9" to bay (3.12m x 3.28m to bay) With a front facing double glazed bay window, two column style central heating radiators and laminate flooring. The lounge is open plan to the dining room.

Dining Room

10' 4" x 13' max (3.15m x 3.96m max)

With a rear facing double glazed window, a central heating radiator and continued laminate flooring from the lounge. The focal point of the room is the feature fireplace housing the coal effect fire. There is access to the inner hall.

Inner Hall

There is an understairs storage cupboard and access to the kitchen.

Kitchen

8' 3" x 13' 6" (2.51m x 4.11m)

With two side facing double glazed windows and a side facing door to the rear garden. Fitted with a modern range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with a cooker hood above, an electric oven, space for a fridgefreezer and plumbing for a washing machine. There is complimentary splashback, laminate flooring, a central heating radiator and access to the utility room.

Utility Room

4' 8" x 4' 8" (1.42m x 1.42m)

There is access to the downstairs WC.

Downstairs W.C.

Fitted with a WC and a side facing obscure double glazed window.

First Floor Landing

Bedroom One

13' 7" x 10' 10" (4.14m x 3.30m)

With a front facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

Bedroom Two

12' 7" x 7' 8" (3.84m x 2.34m)

With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bathroom

With rear and side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap, a double walkin shower and a freestanding bath with mixer tap. There is partial tiling to the walls, laminate flooring and a central heating radiator.

Outside

To the front of the property is an enclosed garden with shrubs and trees whilst to the rear is an enclosed courtyard style rear garden with artificial lawn and a gate to the rear service lane.





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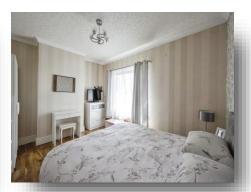
- LOUNGE
- DINING ROOM
- KITCHEN
- DOWNSTAIRS WC AND UTILITY ROOM
- TWO BEDROOMS

Tenure: Freehold EPC Rating: B

£100,000









Please note the marker reflects the postcode not the actual property

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