



**Thompson Terrace, Edlington Doncaster**

**welcome to**

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GUIDE PRICE £150,000-£160,000. This modern well-presented three bedroom end-terraced family home is ideal for first time buyers or young families. The property has front and rear gardens and secure off road parking for two vehicles to the rear.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

### **Downstairs Cloakroom**

Fitted with a Wc and a wash hand basin with splashback tiling. There is a central heating radiator and extractor fan.

### **Lounge**

11' 7" x 14' 9" ( 3.53m x 4.50m )

A good sized lounge with French doors giving access to the rear garden. There is a central heating radiator, a useful understairs storage cupboard and TV aerial point.

### **Dining Kitchen**

11' 6" x 13' 9" ( 3.51m x 4.19m )

With a front facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel finish extractor, an electric cooker, plumbing for a washing machine and space for a dishwasher and fridge. There is a cupboard housing the gas central heating boiler, a central heating radiator and space for a dining table and chairs.

### **First Floor Landing**

With access to the loft.

### **Bedroom One**

14' 8" x 9' 7" ( 4.47m x 2.92m )

With two front facing double glazed windows, a central heating radiator and cupboard with hanging space.

### **Bedroom Two**

9' 8" x 8' 4" ( 2.95m x 2.54m )

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

### **Bedroom Three**

8' 11" x 6' 10" ( 2.72m x 2.08m )

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

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment. There is partial tiling to the walls, an extractor fan and a central heating radiator.

### **Outside**

To the front of the property there is an enclosed garden which extends to the side with an abundance of shrubs. to the rear of the property there is a lawned garden with gate to the private car parking area. There is secure off road parking to the rear for two cars.



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## Thompson Terrace, Edlington Doncaster

- GUIDE PRICE £150,000-£160,000
- MODERN FAMILY HOME
- ATTRACTIVE LOUNGE WITH GARDEN VIEWS
- DINING KITCHEN
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR121923 - 0004

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