



**Auburn Road, Edlington Doncaster**



**welcome to**

**Auburn Road, Edlington Doncaster**

GUIDE PRICE £100,000-£110,000. Ideal for first time buyers or young families is this three bedroom semi detached property which is situated in this popular location of Edlington and is located close to local amenities and transport links.



### **Entrance Hall**

Accessed through a front facing sealed unit door. There is a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

13' 5" x 12' 9" ( 4.09m x 3.89m )

With a front facing double glazed window, a central heating radiator, laminate flooring and a feature fireplace as the focal point of the room.

### **Kitchen Diner**

19' x 10' 2" ( 5.79m x 3.10m )

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 five ring gas hob and professional style cooker with extractor hood above, two ovens and plumbing for a washing machine and dishwasher. There is a cupboard which houses the gas central heating boiler, a useful under stairs storage cupboard, rear and side facing double glazed windows and a rear facing sealed unit door which gives access to the rear garden.

### **First Floor Landing**

With a side facing double glazed window and a storage cupboard.

### **Bedroom One**

11' 4" x 13' to recess ( 3.45m x 3.96m to recess )

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

### **Bedroom Two**

12' 11" to recess x 9' 10" ( 3.94m to recess x 3.00m )

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

### **Bedroom Three**

8' 3" x 8' 2" include bulk head of stairs ( 2.51m x 2.49m include bulk head of stairs )

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

### **Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower over. There is complimentary tiling, a central heating radiator and tiling to the floor. With side and rear facing obscure double glazed windows.

### **Outside**

To the front of the property is a lawned garden while to the rear of the property is an enclosed lawned garden with shed.



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## Auburn Road, Edlington Doncaster

- GUIDE PRICE £100,000-£110,000
- THREE BEDROOM SEMI DETACHED PROPERTY
- GOOD SIZE KITCHEN DINER
- BATHROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

guide price

**£100,000-£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR121987 - 0004

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