



**Granby Road, Edlington DONCASTER**



**welcome to**

**Granby Road,Edlington DONCASTER**

Situated in this popular location of Edlington close to local amenities and transport links is this modern and well presented three bedroom semi detached property. The property is ideal for a first time buyer or young family and benefits from having an enclosed rear garden.



### **Entrance Hall**

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

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

Fitted with a WC and a wash hand basin. There is an extractor fan.

### **Kitchen Diner**

15' 2" x 8' 3" ( 4.62m x 2.51m )

Fitted with a range of modern wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and a built in fridgefreezer and dishwasher. There is splash back tiling, a central heating radiator, pendant lighting, area for a dining table and chairs and a front facing double glazed window.

### **Lounge**

15' 2" x 12' 1" ( 4.62m x 3.68m )

With two sets of rear facing French doors which give access to the rear garden. There is a useful understairs storage cupboard and a central heating radiator.

### **First Floor Landing**

There is an airing cupboard, loft access and a central heating radiator.

### **Bedroom One**

11' 8" x 10' 8" ( 3.56m x 3.25m )

With two rear facing double glazed windows, a central heating radiator and access through to the en suite shower room.

### **En Suite Shower Room**

Fitted with a WC, a wash hand basin and an enclosed shower cubicle with shower. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

### **Bedroom Two**

12' 8" x 8' 2" ( 3.86m x 2.49m )

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

### **Bedroom Three**

There is a front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a WC, a wash hand basin and a P shaped bath with shower over. There is partial tiling to the walls, a central heating radiator and a side facing obscure double glazed window.

### **Outside**

To the front of the property is an open plan lawned garden while to the rear of the property is an enclosed lawned garden with a shed. There is a rear gate which gives access to the allocated car parking space.



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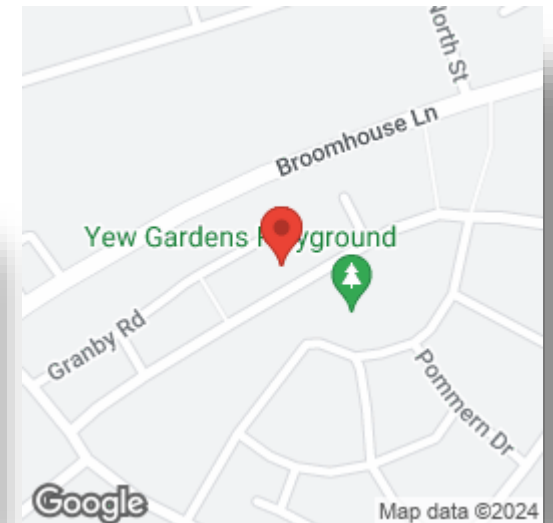
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## Granby Road, Edlington DONCASTER

- THREE BEDROOM SEMI DETACHED PROPERTY
- IDEAL FOR A FIRST TIME BUYER OR YOUNG FAMILY
- KITCHEN DINER
- REAR ASPECT LOUNGE
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: B

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122210 - 0003

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