



**Heatherbank Road, Bessacarr DONCASTER**



**welcome to**

**Heatherbank Road, Bessacarr DONCASTER**

GUIDE PRICE £190,000 - £200,000. Available with no onward chain is this three bedroom semi-detached family home benefits from a range of family living space with two reception rooms, a generous rear garden which looks onto playing fields, a driveway providing ample off road parking and a garage.



### **Entrance Hall**

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

### **Lounge**

12' 1" x 16' 4" ( 3.68m x 4.98m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a gas feature fireplace as the focal point of the room. There is access through to the dining room.

### **Dining Room**

11' 6" x 8' 11" ( 3.51m x 2.72m )

With rear facing French doors giving access to the rear garden, a central heating radiator, area for a focal dining table and chairs and a serving hatch through to the kitchen.

### **Breakfast Kitchen**

11' 8" x 8' 11" ( 3.56m x 2.72m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has plumbing for a washing machine, a gas cooker point with cooker hood above and space for a dishwasher. There is a breakfast bar, a central heating radiator, a rear facing double glazed window and access through to the utility room.

### **Utility Room**

7' 5" x 7' 3" ( 2.26m x 2.21m )

With a rear facing double glazed window and a rear facing exterior door. There is a sink and drainer and a wall mounted boiler.

### **First Floor Landing**

With a side facing double glazed window, coving to the ceiling and a useful storage cupboard.

### **Bedroom One**

13' max x 12' 2" ( 3.96m max x 3.71m )

With a front facing double glazed window, a central heating radiator and a range of fitted bedroom furniture providing useful hanging and storage

space.

### **Bedroom Two**

13' 6" max x 9' 1" ( 4.11m max x 2.77m )

With a rear facing double glazed window, a central heating radiator and a range of fitted bedroom furniture providing useful hanging and storage space.

### **Bedroom Three**

10' 3" x 7' 8" ( 3.12m x 2.34m )

With a front facing double glazed window, a central heating radiator and a range of fitted bedroom furniture providing useful storage space.

### **Separate W.C.**

Fitted with a low flush WC, tiled flooring and a rear facing obscure double glazed window.

### **Shower Room**

Fitted with a wash hand basin and a walk-in shower cubicle with electric shower. There is a heated towel rail, useful built-in storage, a hot water cylinder and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a generous lawned garden with a spacious resin driveway providing off road parking and leads to the garage. To the rear of the property there is a generous lawned garden with patio area, a variety of mature shrubs and plants and views over the rear playing fields.

### **Garage**

16' 2" x 7' 8" ( 4.93m x 2.34m )

With an up and over door and two side facing single glazed windows,

### **Agent's Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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## Heatherbank Road, Bessacarr DONCASTER

- GUIDE PRICE £190,000 - £200,000
- SPACIOUS ENTRANCE
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN AND UTILITY ROOM
- AMPLE OFF ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: D

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122188 - 0007

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