

# Granby Road, Edlington DONCASTER



### welcome to

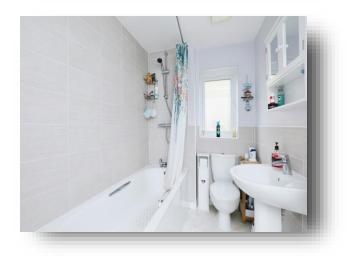
## Granby Road, Edlington DONCASTER

This two double bedroom semi-detached home provides a range of modern living throughout and is ideal for a first time buyer or growing family. Benefiting from an elevated position with far reaching views, a generous rear garden and a driveway providing off road parking.













#### **Entrance Hall**

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

#### **Downstairs W.C.**

Fitted with a WC, a wash hand basin, a central heating radiator and extractor fan.

#### Kitchen

11' 7" x 7' 5" ( 3.53m x 2.26m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring electric hob with cooker hood above, an electric oven and grill and an integrated dishwasher, washer dryer and fridge-freezer. There is a concealed wall mounted boiler, a central heating radiator, space for a dining table and chairs and a front facing double glazed window.

#### Lounge

11' 2" max x 14' 6" ( 3.40m max x 4.42m ) With rear facing double glazed French doors leading out to the rear garden, a central heating radiator and a useful understairs storage cupboard.

### **First Floor Landing**

With access to the loft and a central heating radiator.

#### **Bedroom One**

14' 7" x 8' 10" max ( 4.45m x 2.69m max ) With a rear facing double glazed window and a central heating radiator.

#### **Bedroom Two**

14' 7" max x 7' 7" ( $4.45m \max x 2.31m$ ) With two front facing double glazed windows, a dressing area, an overstairs storage cupboard and a central heating radiator,

#### Bathroom

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

#### Outside

To the front of the property there is a driveway providing off road parking whilst to the rear of the property there is a generous lawned garden with patio area and outside tap. There are stunning far reaching views to the rear and fencing to the perimeter.

### **Additional Information**

The vendor has made us aware that there is a management fee for the upkeep of the development, contact the branch for further details.





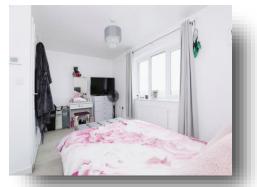
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## Granby Road, Edlington DONCASTER

- TWO DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- LOUNGE WITH FRENCH DOORS
- ELEVATED POSITION WITH FAR REACHING VIEWS
- SOUGHT AFTER DEVELOPMENT
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

## £140,000





## **view this property online** williamhbrown.co.uk/Property/DCR122285



Property Ref: DCR122285 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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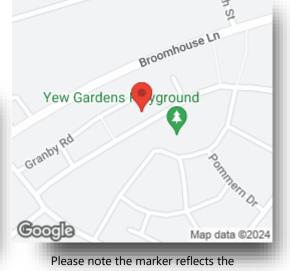
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postcode not the actual property