



**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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122285 - 0004

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