



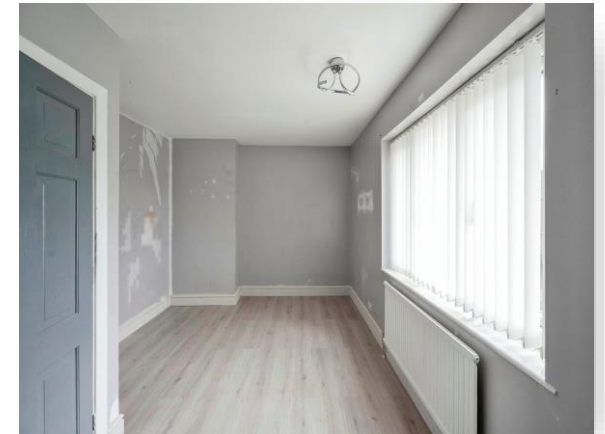
**Stanley Square, Kirk Sandall Doncaster**



**welcome to**

**Stanley Square, Kirk Sandall Doncaster**

A spacious three bedroom mid-terraced home which is situated in this sought after location close to local amenities and excellent transport links including the nearby railway station. The property has off road parking to the front and a generous enclosed garden to the rear.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator, an understairs storage cupboard and vinyl flooring.

### **Lounge**

10' 2" x 11' 9" max ( 3.10m x 3.58m max )

With a front facing double glazed window, laminate flooring and a feature fireplace housing the electric fire. The lounge is open plan to the dining room.

### **Dining Room**

6' 6" max x 11' 9" max ( 1.98m max x 3.58m max )

With a useful storage cupboard and laminate flooring.

### **Breakfast Kitchen**

11' 1" x 9' 1" ( 3.38m x 2.77m )

With a rear facing double glazed window overlooking the garden. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor above and an electric oven and microwave. There is a breakfast bar, tiled flooring and space for white goods.

### **Downstairs Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is tiled flooring.

### **First Floor Landing**

With access to the loft.

### **Bedroom One**

16' 9" x 10' 2" max ( 5.11m x 3.10m max )

With a front facing double glazed window, a central heating radiator, laminate flooring and storage cupboard.

### **Bedroom Two**

12' 2" to recess x 6' 5" ( 3.71m to recess x 1.96m )

With a rear facing double glazed window, a central heating radiator and a cupboard housing the central heating boiler.

### **Bedroom Three**

6' 5" x 7' 2" ( 1.96m x 2.18m )

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

### **Outside**

To the front of the property there is a block paved driveway providing off road parking whilst to the rear is a generous enclosed lawned garden which is mainly laid to lawn.



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## Stanley Square, Kirk Sandall Doncaster

- IDEAL FOR FIRST TIME BUYERS / YOUNG FAMILIES
- SPACIOUS ROOM SIZES THROUGHOUT
- LOUNGE / DINING ROOM
- BREAKFAST KITCHEN
- DOWNSTAIRS BATHROOM

Tenure: Freehold EPC Rating: D

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122400 - 0004

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