



**Church Road, Edlington Doncaster**



**welcome to**

**Church Road, Edlington Doncaster**

GUIDE PRICE £100,000-£110,000. Move straight into this beautifully presented two double bedroom (plus attic room) mid-terraced home which is perfect for first time buyer, young families and investors.



### **Entrance Hall**

With a front facing sealed unit door and is open plan to the lounge dining room.

### **Lounge**

10' 3" x 10' ( 3.12m x 3.05m )

With a front facing double glazed bay window, coving to the ceiling, laminate flooring and a central heating radiator. The lounge is open plan to the dining room.

### **Dining Room**

16' 3" x 11' 8" ( 4.95m x 3.56m )

With rear facing French doors to the rear garden, a central heating radiator, coving to the ceiling and continued laminate flooring. There is a feature fireplace and a breakfast bar.

### **Kitchen**

13' 6" x 7' 5" ( 4.11m x 2.26m )

With a side facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an integrated electric oven, space for a fridge-freezer and plumbing for a washing machine. There is complimentary tiling, downlights to the ceiling and laminate flooring.

### **First Floor Landing**

#### **Bedroom One**

10' 4" x 13' 9" ( 3.15m x 4.19m )

With two front facing double glazed windows, a central heating radiator and stairs which rise to the attic room.

#### **Bedroom Two**

10' x 12' 2" ( 3.05m x 3.71m )

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

### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin on a vanity unit with mixer tap, a double ended bath with mixer tap and a shower cubicle with shower. There is partial tiling to the walls, tiled flooring and a chrome heated towel rail.

### **Attic Room**

15' 4" x 10' 4" max to recess ( 4.67m x 3.15m max to recess )

With a rear facing double glazed window, storage to the eaves, a cupboard housing the central heating boiler, downlights to the ceiling and a central heating radiator.

### **Outside**

To the front of the property there is a delightful enclosed garden with raised beds whilst to the rear of the property there is an enclosed low maintenance pebbled and artificial lawned garden with open views to the rear.



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welcome to

## Church Road, Edlington Doncaster

- GUIDE PRICE £100,000-£110,000
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- SPACIOUS ROOM SIZES THROUGHOUT
- LOUNGE DINING ROOM
- MODERN KITCHEN

Tenure: Freehold EPC Rating: Awaited

guide price

**£100,000-£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122760 - 0002

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