



Queen Mary Crescent, Kirk Sandall DONCASTER



welcome to

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GUIDE PRICE £150,000-£160,000. This three bedroom semi detached family home is situated in this popular location of Kirk Sandall with close links to local amenities and transport links. The property offers spacious living accommodation throughout and is available with no onward chain!



Entrance Hall

Accessed through a front facing exterior door. There is a central heating radiator and stairs which rise to the first floor landing.

Lounge

13' 2" max x 12' 6" (4.01m max x 3.81m)

With a front facing double glazed window, coving to the ceiling, a central heating radiator and a gas feature fire as the focal point of the room.

Kitchen Diner

18' 11" x 11' 2" max (5.77m x 3.40m max)

With side and rear facing double glazed windows. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There is tiling to the floor, complimentary splash back tiling, a scullery and area for a dining table and chairs. There is access through to the utility room.

Utility Room

8' x 7' 5" (2.44m x 2.26m)

There is space for a tumble dryer and fridge or freezer. With a rear facing double glazed window and a side facing door which gives access to the rear garden.

First Floor Landing

With a side facing double glazed window and loft access.

Bedroom One

12' x 9' 6" plus recess (3.66m x 2.90m plus recess)

With a front facing double glazed window, a central heating radiator and fitted wardrobes which are ideal for hanging and storage space.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

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

Bedroom Three

9' 2" max x 9' 2" (2.79m max x 2.79m)

There is a front facing double glazed window, a central heating radiator and a built in storage cupboard which houses the boiler.

Shower Room

Fitted with a WC, a wash hand basin on the vanity unit with mixer tap and a walk in shower. There is a central heating radiator and side and rear facing double glazed windows.

Outside

To the front of the property is a generous mainly laid to lawn garden with side access to the rear. To the rear of the property is a good size lawned garden with patio area and a driveway to provide off road parking.



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- GUIDE PRICE £150,000-£160,000
- POPULAR VILLAGE LOCATION
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: C

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122513 - 0005

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