



**Victoria Road, Edlington Doncaster**

**welcome to**

**Victoria Road, Edlington Doncaster**

GUIDE PRICE £85,000-£95,000. This immaculately presented two bedroom mid-terraced home is ideal for first time buyers or investors and is available with no onward chain. The property provides spacious living accommodation throughout with a contemporary style kitchen and bathroom.



### **Lounge**

16' 4" x 13' 2" ( 4.98m x 4.01m )

With a front facing external door, a front facing double glazed window and rear facing double glazed French doors giving access to the rear garden. There is a useful understairs storage cupboard, spotlights to the ceiling, a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

### **Kitchen**

13' 8" x 5' 9" ( 4.17m x 1.75m )

With a side facing double glazed window. Fitted with a modern range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with extractor above, an electric oven and grill, an integrated fridge-freezer, plumbing for a washing machine and dishwasher. There is a built-in breakfast bar, complimentary splashback tiling, a contemporary style central heating radiator, spotlights to the ceiling and under unit lighting. There is access to the inner lobby.

### **Inner Lobby**

With a useful storage cupboard housing the gas central heating boiler and access to the bathroom.

### **Downstairs Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath with shower oven and screen. There is complimentary tiling to the walls, downlights to the ceiling, a chrome heated towel rail, an extractor fan and a rear facing obscure double glazed window.

### **First Floor Landing**

With a rear facing double glazed window and access to the loft.

### **Bedroom One**

13' 2" x 8' 1" ( 4.01m x 2.46m )

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

### **Bedroom Two**

8' 5" x 9' 10" ( 2.57m x 3.00m )

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

### **Outside**

To the front of the property there is a courtyard style garden with wrought iron front gate whilst to the rear there is an enclosed garden with patio area, an outside tap and a gate to the rear service road.



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## Victoria Road, Edlington Doncaster

- GUIDE PRICE £85,000-£95,000
- POPULAR LOCATION
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

guide price

**£85,000-£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122878 - 0003

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