



**Stanley Square, Kirk Sandall Doncaster**



**welcome to**

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GUIDE PRICE £120,000-£130,000. Situated in this popular location in Kirk Sandall is this spacious three bedroom mid-terraced home. The property has off road parking to the front and a good sized enclosed garden to the rear.



### **Entrance Hall**

With a front facing sealed unit door, stairs which rise to the first floor landing and a central heating radiator.

### **Lounge**

17' 11" plus bay x 11' 8" ( 5.46m plus bay x 3.56m )  
With a front facing double glazed bowed window, a central heating radiator, coving to the ceiling and a feature fireplace as the focal point of the room.

### **Dining Kitchen**

14' 9" x 14' ( 4.50m x 4.27m )  
With a rear facing double glazed window, a side facing double glazed window and a side facing sealed unit door. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer. The kitchen has a gas hob, space for white goods, coving to the ceiling, a central heating radiator and complimentary tiling.

### **Downstairs Bathroom**

Fitted with a WC, a wash hand basin, bidet, a panelled bath and a shower cubicle with shower. There is coving to the ceiling, access to the loft and splashback tiling.

### **First Floor Landing**

#### **Bedroom One**

18' 7" x 6' 2" ( 5.66m x 1.88m )  
With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Two**

12' 1" x 6' 3" ( 3.68m x 1.91m )  
With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

### **Bedroom Three**

7' 2" x 6' 4" ( 2.18m x 1.93m )  
With a rear facing double glazed window, coving to the ceiling 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 there is a good sized mainly laid to lawn enclosed garden with a garden shed.



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## Stanley Square, Kirk Sandall Doncaster

- GUIDE PRICE £120,000-£130,000
- SPACIOUS LOUNGE
- DINING KITCHEN
- DOWNSTAIRS BATHROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

guide price

**£120,000-£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122926 - 0003

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