



**Ash Dale Road, Warmsworth Doncaster**





**welcome to**

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This spacious two bedroom semi-detached bungalow is situated in a cul-de-sac location in this sought after location in Warmsworth close to local amenities and transport links.



### **Entrance Hall**

With a side facing sealed unit door, a central heating radiator, a cloak cupboard and airing cupboard.

### **Lounge Dining Room**

19' 5" x 10' 1" to recess narrowing to 8' 9" in dining area ( 5.92m x 3.07m to recess narrowing to 2.67m in dining area )

With a front facing double glazed window, two wall light points, two central heating radiators and coving to the ceiling.

### **Kitchen**

12' x 7' 2" ( 3.66m x 2.18m )

With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a fridge-freezer, plumbing for a washing machine, a gas cooker point and a wall mounted gas central heating boiler. There is complimentary splashback tiling and a central heating boiler.

### **Bedroom One**

14' 5" x 8' 9" ( 4.39m x 2.67m )

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

### **Bedroom Two**

9' 1" x 8' 7" ( 2.77m x 2.62m )

With a rear facing double glazed window and patio doors giving access to the rear garden. Previously used as a separate dining room with a central heating radiator.

### **Shower Room**

With a side facing obscure double glazed window. Fitted with a WC, a was hand basin and a shower cubicle with shower. There is a central heating radiator and tiling to the walls and floor.

### **Outside**

To the front of the property there is a lawned garden with a driveway providing ample off road parking which leads to the concrete sectional garage. To the rear there is an enclosed lawned garden with patio area and plants to the borders.

### **Garage**

With an up and over door.



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## Ash Dale Road, Warmsworth Doncaster

- SPACIOUS LOUNGE DINING ROOM
- TWO BEDROOMS
- SHOWER ROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123421 - 0002

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