



Marlborough Road, Town Moor Doncaster

welcome to

Marlborough Road, Town Moor Doncaster

Situated in the sought after location of Town Moor close to Townfields, Doncaster Racecourse and the City Centre is this beautifully presented four bedroom mid-terraced home which is ideal for growing families.



Entrance Hall

With a front facing obscure double glazed composite door with obscure double glazed windows, stairs which rise to the first floor landing, vinyl flooring, a central heating radiator and access to the cellar.

Cellar

Provides additional ample storage.

Lounge

16' 10" into bay x 12' 11" (5.13m into bay x 3.94m)

With a front facing double glazed bay window, a feature fireplace, coving to the ceiling and a central heating radiator.

Dining / Sitting Room

14' 4" x 11' 8" (4.37m x 3.56m)

With a rear facing double glazed window, a feature fireplace, a built-in cupboard, coving to the ceiling, decorative dado rail and a central heating radiator.

Kitchen Diner

22' 10" x 7' 3" (6.96m x 2.21m)

With rear and side facing double glazed windows and a side facing obscure double glazed UPVC door. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven, an integrated fridge and freezer, space and plumbing for a washing machine. There is splashback tiling, a central heating radiator, vinyl flooring, decorative dado rail, coving to the ceiling and a wall mounted boiler.

First Floor Landing

With a central heating radiator, a decorative dado rail, coving to the ceiling and stairs which rise to the second floor.

Bedroom Two

13' 6" x 11' 11" (4.11m x 3.63m)

With two front facing double glazed windows, a built-in storage cupboard, decorative dado rail, a central heating radiator and coving to the ceiling.

Bedroom Three

14' 4" x 10' 7" (4.37m x 3.23m)

With a rear facing double glazed window, a feature cast iron fireplace, a central heating radiators and built-in wardrobes providing hanging and storage space.

Bedroom Four

8' 2" x 7' 4" (2.49m x 2.24m)

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

Bathroom

With a rear facing obscure double glazed window. A luxuriously appointed bathroom which is fitted with a high flush WC, a wash hand basin and a freestanding bath. There is partial tiling, tiled flooring and a heated towel rail.

Second Floor

Bedroom One

14' 8" max x 11' 10" (4.47m max x 3.61m)

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

Outside

To the front of the property there is an enclosed garden with pathway to the front entrance, shrubs and plants. To the rear of the property there is an enclosed lawned garden with block paved patio and decked patio. There is a decorative pebbled area with wood store and garden shed.



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Marlborough Road, Town Moor Doncaster

- GUIDE PRICE £225,000 - £235,000
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN DINER
- CELLAR IDEAL FOR STORAGE
- ACCOMMODATION OVER THREE FLOORS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR123537 - 0004

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