

**Oxford Street, New Rossington DONCASTER** 

# welcome to

# **Oxford Street, New Rossington DONCASTER**

This spacious three bedroom mid-terraced family home is situated in this popular location close to a host of local amenities and excellent transport links. The property is perfect for first time buyers and growing families!













#### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator and a useful understairs storage cupboard.

#### **Downstairs W.C.**

With a side facing obscure double glazed window. Fitted with a low flush WC and partial tiling to the walls.

## Lounge

16' 6" x 11' 7" to recess ( 5.03m x 3.53m to recess ) A spacious lounge with a front facing double glazed bowed window and rear facing patio doors giving access to the rear garden. There is a feature fireplace housing the electric coal effect fire, coving to the ceiling and a central heating radiator.

## **Dining Room**

9' 8" x 14' 3" ( 2.95m x 4.34m )

With a rear facing double glazed window, a central heating radiator and coving to the ceiling. The dining room is open to the kitchen.

#### Kitchen

11' 1" x 7' 6" ( 3.38m x 2.29m )

With rear and side facing double glazed windows and a side facing sealed unit door giving access to the rear garden. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is complimentary tiling and vinyl flooring.

# **First Floor Landing**

With a front facing double glazed window, access to the loft and a cupboard housing the gas central heating boiler.

#### **Bedroom One**

12' 11" x 8' 11" to wardrobes ( 3.94m x 2.72m to wardrobes

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space. There is the bulk head for the stairs.

#### **Bedroom Two**

11' 7" to recess x 8' 3" ( 3.53m to recess x 2.51m ) With a front facing double glazed window and a central heating radiator.

#### **Bedroom Three**

11' 7" x 8' 1" ( 3.53m x 2.46m )

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

#### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin, a panelled bath and a separate shower cubicle with shower. There is tiling to the walls, a central heating radiator and vinyl flooring.

#### Outside

To the front of the property there is an enclosed lawned garden with gate and a shared footpath. To the rear of the property there is a good sized enclosed lawned garden with patio, a garden shed, green house and mature trees and plants.

## **Agent's Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





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- POPULAR LOCATION
- GOOD SIZED PLOT
- SPACIOUS ROOM SIZES THROUGHOUT
- LOUNGE AND DINING ROOM
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

# £150,000









Please note the marker reflects the postcode not the actual property

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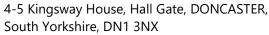


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