



**Granby Road, Edlington DONCASTER**



**welcome to**

**Granby Road,Edlington DONCASTER**

This three bedroom semi-detached family home provides a modern and well-presented finish throughout with an en-suite to the master bedroom, lounge with French doors, a kitchen diner, a ground floor WC and two allocated parking spaces.



### **Entrance Hall**

With a front facing composite door, a central heating radiator and laminate flooring.

### **Ground Floor W.C.**

Fitted with a WC and a corner hand wash basin with mixer tap. There is tiled flooring, splashback tiling, an extractor and downlights to the ceiling.

### **Kitchen Diner**

15' 2" x 8' 4" ( 4.62m x 2.54m )

Fitted with a range of modern and contemporary wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a built-in fridge-freezer and dishwasher, a four ring gas hob with stainless steel splashback and cooker hood above, an electric oven and grill and plumbing for a washing machine. There is laminate flooring, spotlights to the ceiling, a central heating radiator, a front facing double glazed window and area for a dining table and chairs.

### **Lounge**

12' 2" max x 15' 1" ( 3.71m max x 4.60m )

With two sets of rear facing French doors which open onto the rear garden. There is laminate flooring and a central heating radiator.

### **First Floor Landing**

There is an airing cupboard, a loft hatch and a central heating radiator.

### **Bedroom One**

11' 9" max x 10' 10" ( 3.58m max x 3.30m )

With two rear facing double glazed windows, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin with mixer tap and an enclosed shower cubicle with tiled surround. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

### **Bedroom Two**

12' 10" max x 8' 2" ( 3.91m max x 2.49m )

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

### **Bedroom Three**

9' 4" x 6' 8" ( 2.84m x 2.03m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a P-shaped bath with a shower over.

There is partial tiling to the walls, a central heating radiator and a side facing obscure double glazed window.

### **Outside**

To the front of the property there is an open plan lawned garden which outlooks onto an open screened playing field whilst to the rear of the property there is a generous rear garden with a canopy patio area ideal for alfresco dining and entertaining. There is a garden shed and a rear access gate which provides access to the rear allocated parking spaces.

### **Additional Information**

The property has a management charge for the communal areas of the development with the current vendors confirming the most recent annual payment was for £234.89



**view this property online** [williamhbrown.co.uk/Property/DCR123987](http://williamhbrown.co.uk/Property/DCR123987)



welcome to

## Granby Road, Edlington DONCASTER

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- KITCHEN DINER
- GROUND FLOOR WC
- REAR ASPECT LOUNGE
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

# £185,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/DCR123987](http://williambrown.co.uk/Property/DCR123987)



Property Ref:  
DCR123987 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williambrown.co.uk](http://williambrown.co.uk)