



**Copley Crescent, Scawsby DONCASTER**





**welcome to**

**Copley Crescent, Scawsby DONCASTER**

This three bedroom double width semi-detached home benefits from a kitchen diner, a useful utility space and a front aspect lounge. Ideal for extended family living with a generous rear garden, a rear workshop and available with no onward chain!



### Entrance Hall

With a front facing exterior door, a front facing double glazed window, a central heating radiator and stairs which rise to the first floor landing.

### Lounge

12' 8" x 12' 6" ( 3.86m x 3.81m )

With a front facing double glazed window, a central heating radiator, laminate flooring and a feature insert fireplace and surround.

### Kitchen Diner

18' 10" x 9' 4" ( 5.74m x 2.84m )

Fitted with a range of wall and base units with coordinating wok surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker point, plumbing for a washing machine and space for a fridge and freezer. There is a breakfast bar area, tiled flooring, splashback tiling, a wall mounted boiler, an insert multi-fuel log burning stove with feature fire surround, a side facing double glazed window and rear facing French doors. A door gives access to the utility room.

### Utility Room

8' 6" max x 8' 2" ( 2.59m max x 2.49m )

With a rear facing single glazed window, a side facing composite door and a useful internal storage cupboard. There is space for white goods.

### First Floor Landing

With a side facing double glazed window.

### Bedroom One

12' 8" x 12' 3" max ( 3.86m x 3.73m max )

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

### Bedroom Two

12' 5" x 9' 4" ( 3.78m x 2.84m )

With a rear facing double glazed window, a central heating radiator, spotlight and useful storage cupboard.

### Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

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

### Separate W.C.

Conveniently located next door to the bathroom.

Fitted with a low flush WC, a central heating radiator and a side facing obscure double glazed window.

### Bathroom

Fitted with a wash hand basin and a panelled bath with shower over. There is splashback tiling, a central heating radiator and a rear facing obscure double glazed window.

### Outside

To the front of the property there is an open plan front garden with a block paved area with fencing to the side and a lawned area with shrubs. To the rear of the property there is a generous South-West facing mainly laid to lawn rear garden with workshop and gate to the rear service lane.

### Workshop

18' 11" max x 13' 1" ( 5.77m max x 3.99m )

Conveniently located to the rear of the garden and provides useful workshop/storage space with a front facing door.



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## Copley Crescent, Scawsby DONCASTER

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DOUBLE WIDTH PLOT
- GENEROUS REAR GARDEN
- REAR ASPECT KITCHEN DINER WITH BREAKFAST BAR AREA
- FRONT ASPECT LOUNGE

Tenure: Freehold EPC Rating: D

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123552 - 0002

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