



Granby Road, Edlington Doncaster



welcome to

Granby Road, Edlington Doncaster

Available with no onward chain and perfect for first time buyers and investors is this well-presented two bedroom semi-detached home. Situated in this popular location close to a host of local amenities and excellent transport links.



Entrance Hall

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

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with tiled splashback, a central heating radiator and vinyl flooring.

Lounge

14' 6" x 10' 7" (4.42m x 3.23m)

With rear facing double glazed French doors which lead out to the rear garden and a central heating radiator.

Kitchen

11' 6" x 7' 5" (3.51m x 2.26m)

With a front facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer. The kitchen has a four ring gas hob with glass splashback and extractor above, an electric oven and an integrated fridge-freezer, washing machine and dishwasher. There is a cupboard housing the central heating boiler.

First Floor Landing

With a central heating radiator and access to the loft.

Bedroom One

14' 6" max x 7' 6" (4.42m max x 2.29m)

With two front facing double glazed windows, a built-in storage cupboard and a central heating radiator.

Bedroom Two

14' 6" x 8' 10" (4.42m x 2.69m)

With a rear facing double glazed window, a central heating radiator and fitted mirror fronted wardrobes.

Shower Room

A recently fitted bathroom which comprises of a low flush WC, a wash hand basin on a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, extractor fan, downlights to the ceiling and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with blossom tree and a driveway providing off road parking. A side pathway and gate gives access to the rear garden. To the rear of the property there is an enclosed lawned garden with patio, decorative slate feature borders and a concrete outbuilding.

Outbuilding

11' 10" x 7' 9" (3.61m x 2.36m)

With a side facing double glazed window and upvc door.



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Granby Road, Edlington Doncaster

- TWO BEDROOM SEMI-DETACHED HOME
- RECENTLY FITTED MODERN SHOWER ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- FRONT AND REAR GARDENS WITH USEFUL OUTBUILDING
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers over

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124456 - 0002

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