



**Stretton Street, Adwick-Le-Street Doncaster**



**welcome to**

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Ideal for growing families or first time buyers close to motorways links is this modern four bedroom semi-detached family home. Benefiting from off road parking for two vehicles, an en-suite to the master bedroom and an enclosed rear garden.



### Entrance

With a front facing obscure double glazed composite door, stairs which rise to the first floor landing, a useful understairs storage cupboard, luxury vinyl tile flooring and a central heating radiator.

### Downstairs W.C.

Fitted with a low flush WC and a hand wash basin with mixer tap and tiled splashback. There is luxury vinyl tile flooring, a heated towel rail and an extractor fan

### Kitchen Diner

15' 5" x 9' 4" ( 4.70m x 2.84m )

With a front facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four burner ceramic hob with built-in extractor hood above and stainless steel splashback, an integrated fridge-freezer, plumbing for dishwasher and washing machine. There is luxury vinyl tile flooring, tiled splashback and a central heating radiator.

### Lounge

16' 3" x 10' 8" ( 4.95m x 3.25m )

With two rear facing double glazed windows with French doors, two column style central heating radiators and luxury vinyl tile flooring throughout.

### First Floor Landing

With a built-in storage cupboard housing the hot water tank.

### Bedroom Two

13' 7" Max x 9' 6" Max ( 4.14m Max x 2.90m Max )

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

### Bedroom Three

12' 8" x 9' ( 3.86m x 2.74m )

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

### Bedroom Four

9' 4" x 7' 1" ( 2.84m x 2.16m )

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

### Family Bathroom

With a front facing obscure double glazed window. Fitted with a bath with tiled splashback, a low flush WC and a wash basin. There is tiled flooring, an extractor fan and a central heating radiator.

### Second Floor Landing

With a central heating radiator and access to bedroom one.

### Bedroom One

16' 8" x 12' 11" ( 5.08m x 3.94m )

With a front facing double glazed window, fitted wardrobes with sliding doors and two central heating radiators.

### En-Suite Shower Room

With rear facing obscure double glazed window. Fitted with a shower cubicle with tiled surround, a low flush WC and a wash basin with tiled splashback. There is tiled flooring and a central heating radiator.

### Outside

To the front of the property there is a double driveway providing off road parking for two cars. There is a side access gate and outside tap. To the rear there is an enclosed rear garden with patio and lawn, decorative flower beds to the borders and two garden sheds.



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## Stretton Street, Adwick-Le-Street Doncaster

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ACCOMMODATION SITUATED OVER THREE FLOORS
- EN-SUITE MASTER BEDROOM
- MODERN KITCHEN DINER
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

# £200,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124650 - 0003

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