



Instone Terrace, Askern Doncaster

welcome to

Instone Terrace, Askern Doncaster

GUIDE PRICE £120,000-£125,000 This three bedroom mid-terraced family home is situated on a generous plot with a spacious rear garden, a dual aspect lounge, a utility situated off the kitchen and a ground floor WC. Ideal for a first time buyer or growing family!



Entrance Hall

With a front facing exterior door, a central heating radiator, stairs which rise to the first floor landing and access through to the kitchen and lounge.

Lounge

18' x 10' 5" max (5.49m x 3.17m max)

With front and rear facing double glazed windows, a central heating radiator and a gas feature fireplace.

Kitchen

18' x 7' (5.49m x 2.13m)

With front and rear facing double glazed windows. The room hosts area for a dining table and chairs. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has plumbing for a washing machine, space for an electric cooker, fridge and freezer. There is complimentary splashback, tiled flooring and a central heating radiator. There is access through to the rear lobby.

Rear Lobby

Conveniently provides access to the ground floor WC and utility area. A rear facing door provides access to the rear garden.

Utility

6' 10" x 3' 4" (2.08m x 1.02m)

Located off the kitchen with plumbing for a washing machine and access to the ground floor WC.

Ground Floor W.C

Fitted with a low flush WC and a rear facing obscure double glazed window.

First Floor Landing

Bedroom One

11' 6" Max x 14' 10" (3.51m Max x 4.52m)

With two front facing double glazed windows, a loft hatch, coving to the ceiling and a central heating radiator.

Bedroom Two

13' 2" x 9' 6" Max (4.01m x 2.90m Max)

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

Bedroom Three

11' 6" x 10' 8" (3.51m x 3.25m)

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

Bathroom

Fitted with a low flush WC, a hand wash basin and a bath with shower attachment over. There is wall to floor tiling, an airing cupboard housing the wall mounted boiler and a rear facing obscure double glazed window.

Outside

To the front of the property there is a tiered garden with steps leading down to a lower lawn, providing an elevated front entrance. An additional side path provides access to the rear garden.

At the rear, there is a generous lawned garden with steps rising from the rear lobby. The property is set on a spacious plot, offering ample outdoor space both front and back.



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Instone Terrace, Askern Doncaster

- GUIDE PRICE £120,000-£125,000
- THREE BEDROOM MID-TERRACED
- DUAL ASPECT LOUNGE
- ELEVATED FRONT GARDEN AND GENEROUS REAR GARDEN
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£120,000-£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125011 - 0002

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