



Amersall Road, Scawthorpe Doncaster

welcome to

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This characterful three bedroom semi-detached home overlooks playing fields and features a gated driveway, three reception rooms, a rear garage and is available with no onward chain. Ideal opportunity for a first time buyer or growing family.



Lounge

12' x 18' 10" (3.66m x 5.74m)

With a front facing exterior door, stairs which rise to the first floor landing and a gas feature fireplace as the focal point of the room. There is a front facing double glazed window, a central heating radiator and access through to the dining room.

Dining Room

13' 11" x 12' 1" (4.24m x 3.68m)

With rear facing French doors, a gas feature fireplace, a central heating radiator and access through to the breakfast room.

Breakfast Room / Conservatory

10' 5" x 8' 6" (3.17m x 2.59m)

With side facing double glazed windows, French doors and a central heating radiator. A versatile room which could conveniently cater as a home office, study or playroom.

Kitchen

9' 3" x 10' 1" (2.82m x 3.07m)

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. There is a four ring gas hob, an electric oven, spotlights to the ceiling, tiled splashback and a rear facing double glazed window.

Inner Lobby

Conveniently located just off the kitchen with a tiled floor, an exterior door and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, spotlights to the ceiling and plumbing for a washing machine.

First Floor Landing

With access to the loft which is fully boarded with light and ladder.

Bedroom One

14' 5" x 12' 3" Max (4.39m x 3.73m Max)

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)

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

Bedroom Three

8' 11" x 8' (2.72m x 2.44m)

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

Bathroom

Fitted with a low flush WC, a Jacuzzi style bath, downlights to the ceiling, wall to floor tiling, a hand wash basin and a rear facing double glazed window.

Outside

To the front of the property there is an enclosed garden with brick pillars surround and wrought iron gates which conveniently lead to the driveway. To the rear there is an artificial lawned garden with a variety of mature fruit trees and a rear gate which provides access to the rear service lane. A door provides access to the garage.

Garage

17' 10" x 11' 3" (5.44m x 3.43m)

With an up and over door, lights and power.



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Amersall Road, Scawthorpe Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CHARACTER AND CHARM
- GATED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GROUND FLOOR WC
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121109 - 0003

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