

Amersall Road, Scawthorpe Doncaster

welcome to

Amersall Road, Scawthorpe Doncaster

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.





welcome to

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







Springwood Rd Woodside Rd Map data ©2025

Please note the marker reflects the postcode not the actual property

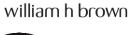
view this property online williamhbrown.co.uk/Property/DCR121109



Property Ref: DCR121109 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.