



# 1 Westmorland Way

Sprotbrough, Doncaster, DN5 7PJ

# Offers In The Region Of £225,000

Occupying an enviable corner plot on this sought after roadway within Sprotbrough village is this EXTENDED 3 bedroom semi detached house. The property in brief comprises; entrance hallway, lounge with feature fireplace, formal dining room, garden room extension, kitchen, utility room, three good sized bedrooms and contemporary shower room. Outside; gardens to front, side and rear, driveway and detached garage. With scope for further extension this fantastic family home is offered for sale with NO ONWARD CHAIN and must be viewed to be appreciated.

- Semi detached house
- Three good sized bedrooms
- Garden room extension
- Lounge and dining room
- Kitchen and utility room
- Contemporary shower room
- Driveway and garage
- Enviable corner plot with scope for further extension
- No onward chain
- Must be viewed

#### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



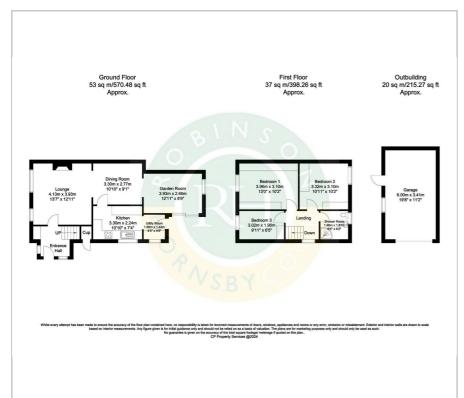






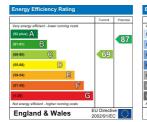


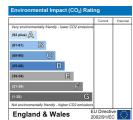
## Floor Plan Area Map





### **Energy Efficiency Graph**













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.