



## Doncaster Road, Kirk Sandall

### Offers in the Region of £180,000



 4
  1
  2

Freehold | EPC rating: C

- 4 Bedroom
- Semi detached
- Private Rear garden

- Great Location
- Driveway for off road parking
- Freehold



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## Description

Offered for sale this fantastic location is this large 4 bedroom semi detached property conveniently situated in the popular area of Kirk Sandall, which is a great location for local amenities and transport links.

Having an entrance/hallway, large lounge with feature fire and surround, modern cream kitchen/dining area, Four bedrooms and a family bathroom with white modern suite and shower over the bath. Benefiting from under stairs storage and downstairs w/c.

This property is a must see! Outside offers a private rear garden with a large driveway for off road parking and garage with an electric supply.

Call NOW to arrange a VIEWING,as this property will not be around for long!

## Photographs



### Entrance/ Hallway

With uPVC glass panel door and window to the side elevation, radiator, under stairs storage cupboard, gas meter in box and carpeted staircase leading to the first floor.

### Large Lounge

With uPVC small bay window and large uPVC window to the front elevation, 2 x radiators, Feature fireplace with gas fire and white wooden surround, electric sockets, fuse box and electric meter located in wood cupboard and wood/glass panel door leading to the hallway.

*24.2ft x 13.1ft (7.39m x 3.99m)*

### Bedroom One

With uPVC double glazed window to the front elevation, electric sockets, radiator and grey carpet throughout.

*11.6ft x 13.1ft (3.55m x 3.98m)*

### Bedroom Three

With uPVC double glazed window to the rear elevation, electric sockets, radiator and grey carpet throughout.

*6.4ft x 8.6ft (1.95m x 2.61m)*

### Family Bathroom

Having uPVC double glazed obscured glass window to the rear elevation, White bath with electric shower over bath with stone effect tiling over the bath area, silver heated towel rail, white low level w/c and white wash basin with cupboard. Fully tiled with grey tiles and laminate grey flooring throughout.

### Kitchen/dining area

Having two uPVC windows and uPVC/glass panel door to the rear elevation leading into the rear garden. Grey laminate flooring, Electric cooker with gas hob and extractor hood, Cream low and high level cupboards, Sink with mixer taps, Grey complimentary worktops and grey tiled splashbacks, radiator and electric sockets and space for washing machine/fridge freezer.

*18.8ft x 9.1ft (5.72m x 2.76m)*

### Downstairs w/c

With uPVC obscured double glazed window to the side elevation and white low level w/c.

### Bedroom Two

With uPVC double glazed window to the front elevation, electric sockets, radiator and grey carpet throughout.

*12ft x 9.9ft (3.67m x 3.02m)*

### Bedroom Four

With uPVC double glazed window to the rear elevation, electric sockets, radiator and grey carpet throughout.

*8.5ft x 8.6ft (2.6m x 2.63m)*

### Outside

With driveway for off road parking, garage with electric supply and rear private garden.

### Disclaimer

Doncaster Road - Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.



More photographs



## Floorplan



## Map

