

GRICE &  
HUNTER

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924

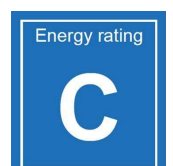


### 27 LONGTON ROAD, KIRK SANDALL, DN3 1PW

- A particularly spacious **4 Bedroomed** semi-detached house which has been considerably extended • Ground floor including Lounge and Dining Area, separate Sitting Room (extension), extended Kitchen, Shower Room (w.c.) and Fourth Bedroom or Study • First floor with 3 Bedrooms and Bathroom • Off street car parking, pleasant enclosed rear patio garden •



£190,000



- **Gas Fired Central Heating and PVCu double glazing.**
- **Well regarded area convenient for all usual facilities with access to the motorway network.**
- **INSPECTION HIGHLY RECOMMENDED.**

#### **ACCOMMODATION**

**(all measurements are approx. only and given to one decimal point)**

##### **Ground floor**

**ENTRANCE HALL** with 1 radiator, laminate floor covering and understairs cupboard.

**LOUNGE** (about 4m x 3.5m) and **DINING AREA** (about 2.7m x 2.3m) with 1 radiator and laminate floor covering.

**SITTING ROOM EXTENSION** (about 4.2m x 3.5m) with 2 radiators, laminate floor covering, PVCu double glazed French doors leading to the rear garden.

**EXTENDED KITCHEN AND SHOWER ROOM** (about 5.2m overall x 4m) including extensive range of base cupboards, work surfaces, sink unit with mixer tap, wall mounted cupboards (some with glazed doors), fitted breakfast table, plumbing for washer, dryer and dish washer. 2 radiators and laminate flooring.

**SHOWER ROOM** with shower cubicle, wash basin and w.c. 1 radiator.

**GROUND FLOOR BEDROOM FOUR OR STUDY** (about 4.2m x 2.1m) with laminate flooring and 1 radiator.

##### **First floor**

**BEDROOM 1** (about 3.6m x 3.3m) with 1 radiator and laminate flooring.

**BEDROOM 2** (about 3.4m x 3.1m) with 1 radiator and laminate flooring.

**BEDROOM 3** (about 2.7m x 2m) with 1 radiator and laminate flooring.

**BATHROOM** (about 2.1m X 1.7m) with bath(shower over), wash basin and w.c. Part tiled walls, tiled floor and ladder style radiator.

##### **OUTSIDE**

Front garden and off street car parking space.

Pleasant fully enclosed rear patio garden with shrubs and bushes, etc.

External lighting, water supply and electrical supply.

##### **SERVICES (not tested)**

Mains water, electricity, drainage and gas. Gas fired central heating to radiators from boiler in the roof void

#### **COUNCIL TAX**

Band B (on-line enquiry)

#### **TENURE**

Freehold assumed.

#### **VIEWING**

Strictly by prior appointment through Grice & Hunter – 01302 360141.





27 Longton Road, Kirk Sandall, DN3 1PW



Display purposes only. © The Square Space M2  
www.thesquarespacem2.com

**23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk**

**7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk**

**Consumer Protection Regulations**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

**Misrepresentation**

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.