



2 Castle View, Edlington, Doncaster, DN12 1LS

Offers In Excess Of £120,000

**** GUIDE PRICE £120,000 - £130,000**** Welcome to this 3 bedroom semi-detached property in the highly desirable development of New Edlington. This property stands within a good-sized plot and offers spacious and versatile accommodation within a sought after area. The entrance hall gives access to the lounge which is a great size and flooded with natural light. It has a feature fireplace and doors leading out to the garden. The kitchen/diner is fitted with a modern range of wall and base units and includes space for appliances. There is a useful utility room and cloakroom, perfect for storing coats and shoes. On the first floor there are three good-sized bedrooms and a family bathroom. Bedrooms one and two both benefit from fitted storage and bedroom one has the added advantage of an en-suite shower room. The enclosed garden is private and mainly laid to lawn with a good sized patio area; ideal for outdoor entertaining. To the front of the house there is a driveway providing off-road parking. The location of this property allows easy access to the Yorkshire region with a full range of amenities, facilities and schools close by. This property is a must view and offers great value for money.

Entrance

Lounge 11'1" x 16'5" (3.40 x 5.01)

Kitchen/Diner 19'9" x 9'6" (6.02 x 2.92)

Landing

Main Bedroom 11'1" x 10'9" (3.39 x 3.30)

Bedroom Two 7'8" x 11'0" (2.35 x 3.36)

Bedroom Three 8'3" x 8'11" (2.52 x 2.72)

Family Bathroom 4'8" x 8'5" (1.43 x 2.59)

Outside

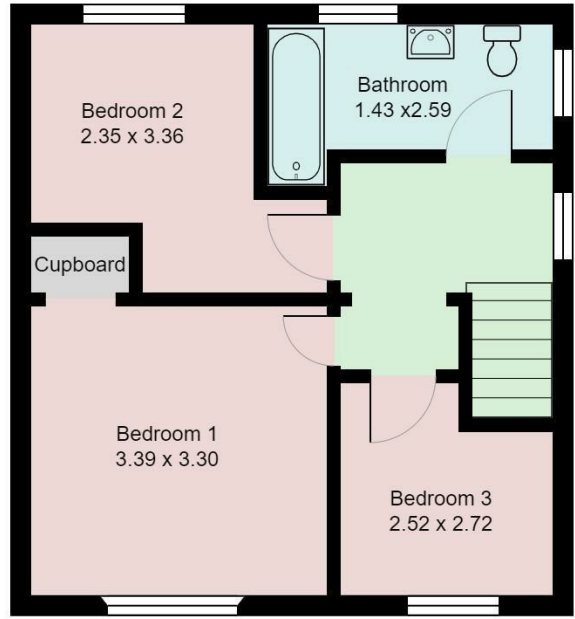
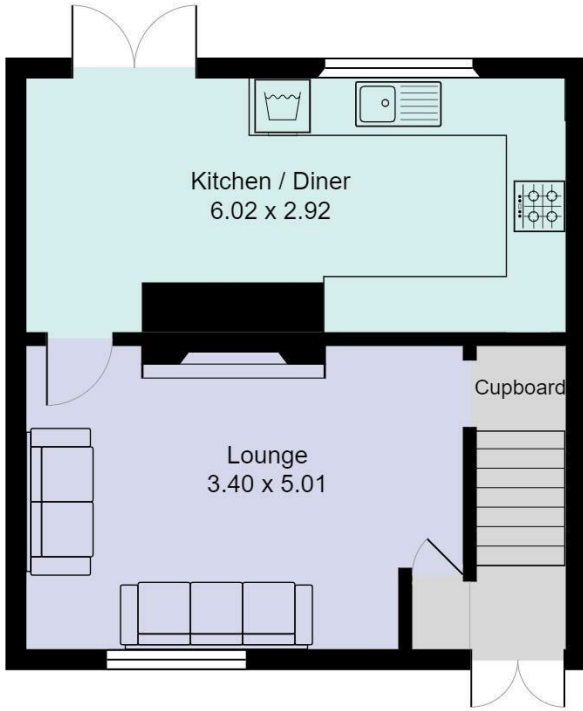
Material Information

Doncaster Council

Tax Band A

Freehold

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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