



81 Everingham Road, Doncaster, DN4 6HD

Guide Price £150,000

***GUIDE PRICE £150,000 - £155,000 ***

Offered to the market with no onward chain, is this traditional Three bedroom semi detached property. Situated to be within walking distance of Cantley Park, the property has scope for further development subject to planning approval. With impressive gardens, there is also a garage, with possibility to create off road parking to the rear.

Merryweathers

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Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Porch

With entrance door and timber glazing

Reception Hallway

With a front facing timber entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge / Dining Room 12'7" x 19'8" (3.86 x 6.00)



With a front facing double glazed window, central heating

radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace. With rear facing sliding patio entering the rear garden.

Kitchen 6'5" x 10'2" (1.98 x 3.10)



Set beneath the front facing double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities. With space and plumbing for an automatic washing machine and pantry area.

Dining Room 9'0" x 9'10" (2.75 x 3.02)



With rear facing timber glazed window over looking the rear porch

Rear Porch



Rear entrance door and double glazing overlooking the impressive rear garden.

Principal Bedroom 11'3" x 12'9" (3.43 x 3.89)



With front facing glazed window and central heating radiator.

Bedroom Two 8'1" x 13'9" (2.47 x 4.20)



Rear facing timber window and central heating radiator.

Bedroom Three 6'8" x 11'2" (2.04 x 3.41)



With front facing window and central heating radiator.

Bathroom 8'11" x 4'10" (2.72 x 1.48)



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

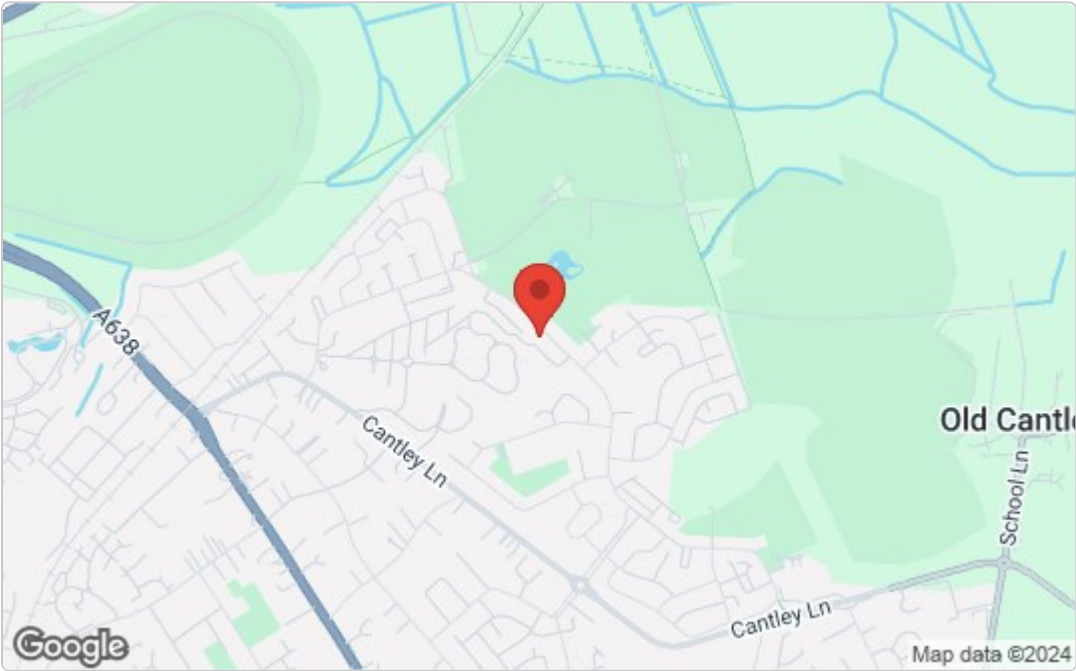


To the front and side of the property there are laid to lawn gardens with mature trees and shrubs. To the rear is a substantial garden, with well stocked borders, hosting a garage and driveway to the rear. The driveway is accessed vis the rear service road.

Floor Plan



Area Map



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.

Energy Efficiency Graph

