



## 6 Hartland Crescent Edenthorpe DN3 2PQ

Offers Over £175,000

**FREEHOLD**

**VIEWING ESSENTIAL** - Sought after area. **THREE** bedroom semi-detached house. Spacious lounge/dining area Gas central heating. UPVC double glazed. Garage and gardens. Ample off road parking. Close to M18 motorway links. **NO UPWARD CHAIN INVOLVED.**



- **THREE BEDROOM SEMI DETACHED HOUSE** • Highly Sought after area • Spacious open plan lounge and dining area

### ENTRANCE HALL

6'5" x 11'3"

Front facing UPVC double glazed entrance door and adjoining UPVC double glazed window. Staircase leading to the first floor. Doors through to the lounge and kitchen, under stairs storage cupboard. Radiator.

### LOUNGE

11'2" x 22'4"

Front facing UPVC double glazed window. Stone effect fire surround with tiled hearth and inset to a coal effect display fire. Radiator. Open aspect in to dining room

### DINING ROOM

8'11" x 7'2"

Rear facing UPVC double glazed door and window. Door in to kitchen. Radiator.

### KITCHEN

7'7" x 18'10"

Rear and side facing UPVC double glazed windows. Fitted with a range of wall and base units with laminate worksurfaces incorporating sink and drainer with splashback tiling. Integrated double electric oven, grill and hob with concealed extractor fan above. Integrated dishwasher, fridge and

freezer. Plumbing for washing machine. Breakfast bar.

Concealed wall mounted gas central heating boiler. Radiator

### LANDING

7'10" x 6'3"

Side facing UPVC double glazed window. Doors off to all rooms.

### BEDROOM ONE

11'6" x 11'7"

Front facing UPVC double glazed window. Fitted wardrobes with sliding glass doors. Radiator.

### BEDROOM TWO

9'9" x 10'4"

Rear facing UPVC double glazed window. Built in cupboard. Radiator.

### BEDROOM THREE/OFFICE

6'1" x 6'5"

Front facing UPVC double glazed window. Fitted desk and drawers. Built in single bed. Radiator.

### BATHROOM

6'3" x 7'6"

Rear facing UPVC double glazed window. Fitted with a white



- Large kitchen
- UPVC double glazed
- Gas central heating
- Driveway and garage
- Lawned rear garden
- No upward chain
- Extending to approx. 87.7 sq.m 945 sq.ft

three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Built in double storage cupboard. Laminate ceiling.

## OUTSIDE

To the front is a gravelled area for parking. A driveway continues to the side and through double timber gates to the rear providing further parking for multiple vehicles and leading to the garage.

There is a lawned garden to the rear and paved patio area.

## BRICK SINGLE GARAGE

Up and over access door. UPVC double glazed window.

Electric lights and power installed..

## SUMMER HOUSE / STORE

10'3" x 24'5"

Timber framed summer house with front facing UPVC double glazed doors and window and adjoining storage area. Electric light and power installed.

## LOCAL AREA

Edenthorpe is a highly popular and affordable village just east of Doncaster city centre. Offering highly-rated local schools, excellent regional transport links, and abundance of green spaces. It is perfectly positioned for both road and rail

travel. It sits near the A18 and A630, providing quick access to Junction 4 of the M18. For rail commuters, Kirk Sandall railway station is less than a mile away, offering direct connections to Doncaster, Sheffield, and Cleethorpes.





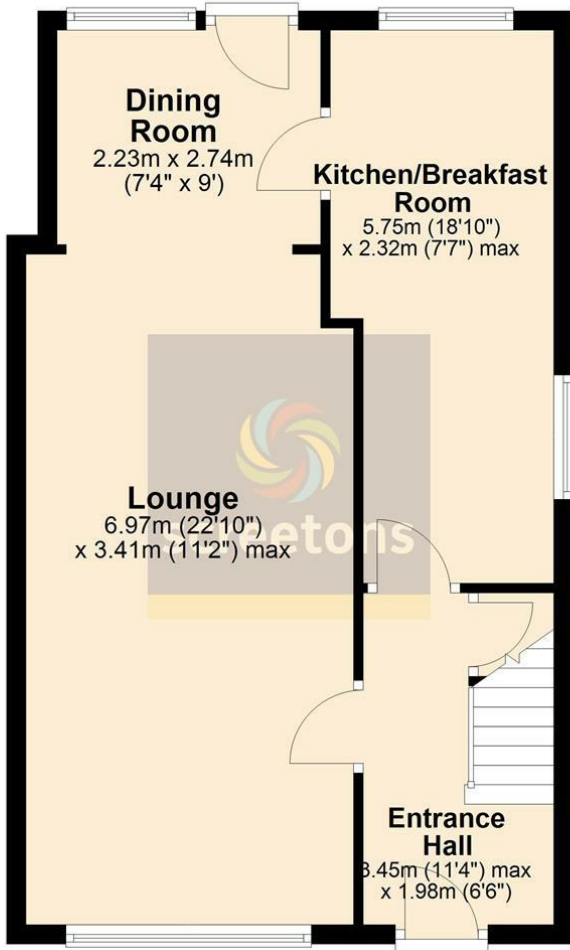


## Additional Information

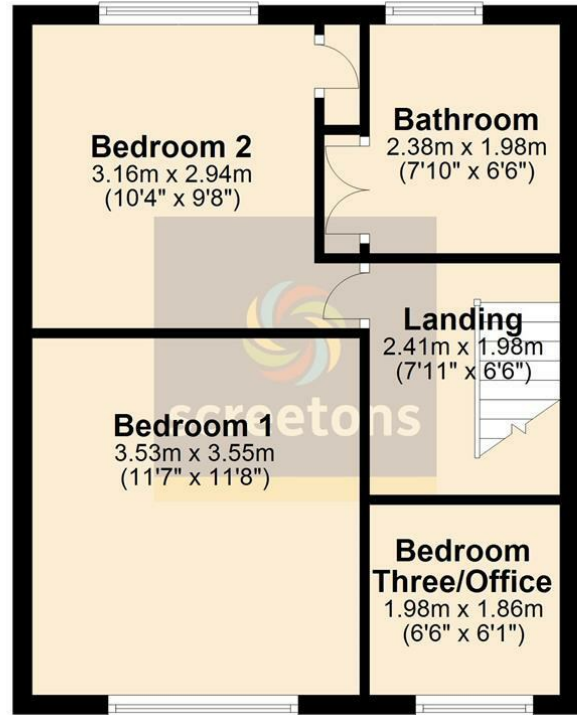
**Local Authority** -  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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