



**Shining Cliff Court, Bawtry Doncaster DN10 6SW**



**welcome to**

**Shining Cliff Court, Bawtry Doncaster**

A well presented SEMI - DETACHED property, making an ideal FIRST TIME BUYER or FAMILY HOME! Offering THREE BEDROOMS, OFF ROAD PARKING and a FRONT AND REAR GARDEN. Overlooking VIEWS of a green space. MUST BE VIEWED to appreciate the accommodation on offer!



## Ground Floor Accommodation

### Entrance Hall

Accessed via the UPVC front door, having an under stairs cupboard offering extra storage and a central heating radiator.

### Cloakroom

Fitted with a wc, wash hand basin, splash back tiling and a side facing double glazed window with obscured view.

### Lounge

A light and bright lounge with sliding patio doors, a central heating radiator and coving to the ceiling.

### Kitchen

Fitted with a range of wall and base units, worktops and a breakfast bar. Incorporating a built in dishwasher and oven with gas hob. Having a one and a half bowl stainless steel sink, a central heating radiator, front and side facing double glazed windows and coving to the ceiling. In addition, offering space for a fridge/freezer and a washing machine.

### Conservatory

UPVC conservatory with low level brick, having French doors leading out to the rear garden, wall lights and underfloor heating.

## First Floor Accommodation

### Landing

Having a linen cupboard and loft access.

### Bedroom One

Double bedroom with a front facing double glazed window and a central heating radiator.

### Bedroom Two

Featuring a rear facing double glazed window and a central heating radiator.

### Bedroom Three

Having a rear facing double glazed window and a central heating radiator.

### Bathroom

Family bathroom fitted with a bath, having a shower attachment, wc, and a wash hand basin. Having tiling to the walls, a front facing double glazed window with obscured view and a central heating radiator.

## External

The rear garden having a raised lawn, enclosed by a timber fence. An access gate to the side elevation leading to the driveway for two cars, and an open plan grass lawn to the front of the property.



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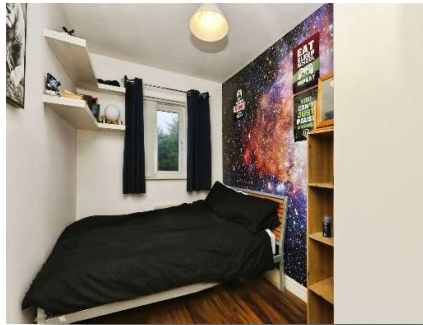
## **Shining Cliff Court, Bawtry Doncaster**

- Well Presented Semi Detached Home!
- Three Bedrooms
- Bathroom & Cloakroom with WC
- Gardens to the Front & Rear
- Driveway with Off Street Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in the region of

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108061 - 0002

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