



**Stone Riding, Edlington Doncaster**



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Available with no onward chain is this three bedroom semi-detached home benefiting from spacious family living with a dining kitchen, driveway and an enclosed rear garden. Situated on a cul-de-sac location with close links to a range of schools, amenities and motorway network links.



## **Auctioneer's Comments**

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### **Entrance Hall**

With a front facing exterior door, tiled flooring and stairs which rise to the first floor landing. Access through to the kitchen and lounge.

### **Lounge**

With a front facing double glazed window, a central heating radiator, log burner and double doors which give access to the dining area.

### **Dining Area**

With rear facing French doors which lead out to the rear garden, a central heating radiator and access through to the kitchen.

### **Dining Kitchen**

Fitted with wall and base units with work surfaces housing the ceramic style sink and drainer. The kitchen has plumbing for a washing machine, space for a five ring gas cooker and a gas cooker point with cooker hood above. There is tiled flooring, a wall mounted boiler, a central heating radiator, area for a dining table and chairs and a rear facing double glazed window.

### **First Floor Landing**

With a double glazed window, a loft hatch and a storage cupboard housing the wall mounted boiler.

### **Bedroom One**

With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

With a rear facing double glazed window, a central heating radiator and laminate flooring.

### **Bedroom Three**

With a front facing double glazed window, a central heating radiator, laminate flooring, bulk head and coving to the ceiling.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is a heated towel rail, coving to the ceiling, tiling to the walls and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned front garden with a driveway to the side providing off road parking. To the rear of the property there is an enclosed mainly laid to lawn garden with patio and garden shed.



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## Stone Riding, Edlington Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTRACTIVELY PRICED
- IDEAL FOR A FIRST TIME BUYER AND GROWING FAMILY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126307 - 0003

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