



3 Widford Green Dunscroft DN7 4BW

Offers Over £135,000

FREEHOLD

Perfect First Time Buy. Deceptively large TWO DOUBLE bedroom townhouse. Lounge, Fitted kitchen/diner and Conservatory. Larger than average private rear garden plus GARAGE. UPVC double glazed. Gas central heating. NO UPWARD CHAIN INVOLVED.



- TWO BEDROOM TOWNHOUSE • Open plan lounge, Fitted kitchen/diner • Conservatory, UPVC double glazed

ENTRANCE PORCH

Front UPVC double glazed window. Laminate floor. Door into the lounge.

LOUNGE

14'7" x 13'2"

Rear facing UPVC double glazed window. Staircase leading to the first floor with understairs storage cupboard. Two radiators. Laminate floor. Door into the kitchen/diner.

KITCHEN/DINER

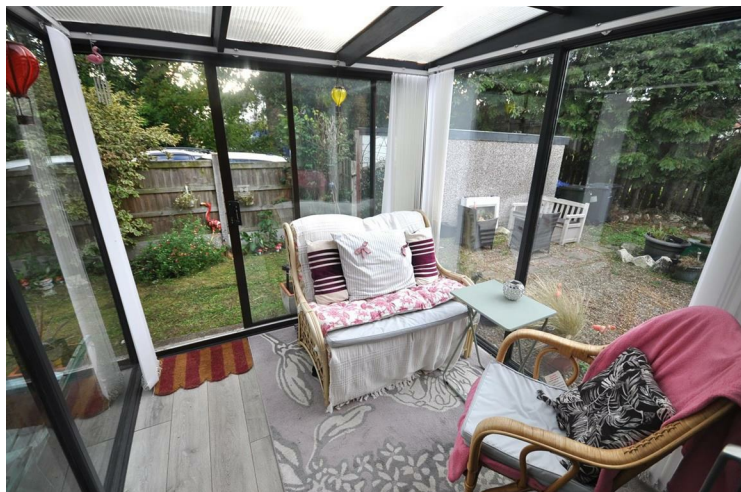
14'7" x 7'8"

Side facing UPVC double glazed window and rear double glazed sliding french doors leading into the conservatory. Fitted with a range of cream shaker style wall and base units with butchers block effect laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Integrated electric oven, four ring electric hob with extractor hood above. Space and plumbing for washing machine and space for fridge freezer. Radiator.

CONSERVATORY

8'0" x 7'8"

Side facing double glazed windows and rear double glazed sliding patio doors. Laminate floor.



LANDING

Doors off to all rooms. Loft access point.

BEDROOM ONE

11'5" x 9'1"

Rear facing UPVC double glazed window. Two useful built-in storage cupboards, one housing the wall mounted gas combi central heating boiler. Radiator.

BEDROOM TWO

11'9" x 8'2"

Rear facing UPVC double glazed window. Laminate floor. Radiator.

BATHROOM

6'6" x 6'1"

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with shower mixer tap and glass screen over, vanity wash hand basin with storage and w.c. Tiled walls. Radiator.

OUTSIDE

There is an integral garden store located to the front, adjoining the front entrance door. To the left side there is a shared driveway to access the rear, where this properties garage is located with gate leading into the private garden.



- Gas central heating • Larger than average private rear garden • Garage, Small cul-de-sac location • Perfect First Time Buy

GARAGE

13'11" x 8'0"

Up and over access door.

The rear garden is a larger size with lawn and gravelled areas with established shrub borders and trees.

NO UPWARD CHAIN INVOLVED



- NO UPWARD CHAIN INVOLVED • Extending to approx. 65.4 sq.m / 704 sq.ft



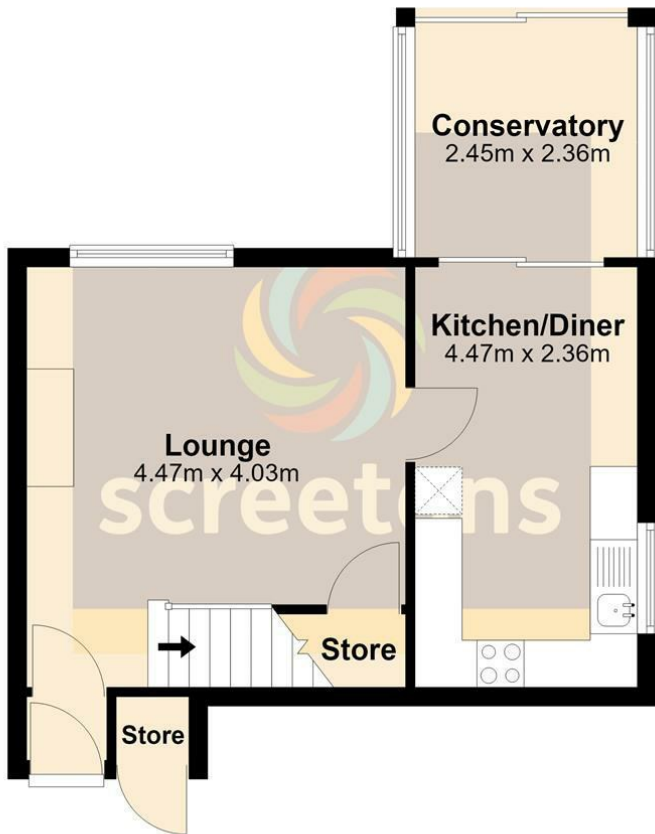


Additional Information

Local Authority - Doncaster
Council Tax - Band A
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	85
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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