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Kent Road

Doncaster, DN4 8JB

Guide Price £130,000 - £140,000

2 | 2 | 1 | TBC

- TWO BEDROOM SEMI DETACHED PROPERTY
- OPPORTUNITY TO EXTEND
- GOOD DIMENSIONS
- FREEHOLD
- EPC RATING: TBC
- GOOD COMMUTE LOCATION
- ENSUITE
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMNITIES
- COUNCIL TAX BAND: A

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Nestled on Kent Road in Doncaster, this charming two-bedroom semi detached house presents an excellent opportunity for both first-time buyers and savvy investors. Recently refurbished, the property boasts a modern aesthetic while retaining its inviting character.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generously sized lounge area, perfect for relaxation and entertaining. The lounge flows seamlessly into a contemporary kitchen diner, featuring a brand-new kitchen that is both stylish and functional. Additionally, there is a door leading to a versatile utility room, providing extra space for your household needs.

The first floor comprises two well-proportioned bedrooms, with the second bedroom benefiting from an ensuite, offering added convenience and privacy. The spacious bathroom is equipped with a three-piece suite, ensuring comfort for all residents.

One of the standout features of this property is the large front and side garden area, which not only enhances the home's curb appeal but also presents potential for extension, subject to planning permissions. The location is advantageous, with local amenities nearby, making daily errands a breeze. Furthermore, the property is situated in a good commuting area, providing easy access to transport links.

In summary, this delightful detached house on Kent Road is a fantastic find, combining modern living with ample outdoor space and potential for future development. It is a must-see for anyone looking to make a wise investment or find their first home in a thriving community.

ENTRANCE HALL

Stepping through a uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing a place to take of those winter muddy shoes. Neutral décor with newly laid grey carpet leading through to the lounge with stairs rising to the first floor.

LOUNGE

Bright and airy living space comprising of newly laid carpet flooring, neutral décor with wall mounted radiator, uPVC window to the front and further door leading the Kitchen Dining Room.

KITCHEN DINING ROOM

Spacious Kitchen Diner benefitting from newly fitted wall and base units with work surface over. Four ring electric hob with electric oven and extractor over, stainless stell sink, drainer and mixer tap. Tiles to floor with wall mounted radiator, uPVC window and door to the rear with further open doorway to utility area.

UTILITY ROOM

Keeping the white goods separate from the kitchen, the utility is the ideal wash room. Base units fitted providing further storage, contrasting work surface over with further folding door leading to the handy storage cupboard. UPVC window to the side.

LANDING

Carpeted landing space with doors leading to both bedrooms and family Bathroom. UPVC to the side elevation.

BEDROOM ONE

The master bedroom is a large double room with ample space for a king sized bed and wardrobes. Finished with neutral décor and fresh carpet flooring. Handy storage cupboard to the side and large uPVC window overlooking the front elevation.

BEDROOM TWO

A further good sized bedroom. Freshly decorated with grey carpet flooring with uPVC to the rear elevation and plenty of room for bedroom furniture. Further door leading to private ensuite.

ENSUITE

The stylish en-suite is perfect for any busy household. Comprising of vanity unit with wash hand basin, low flush WC and shower unit.

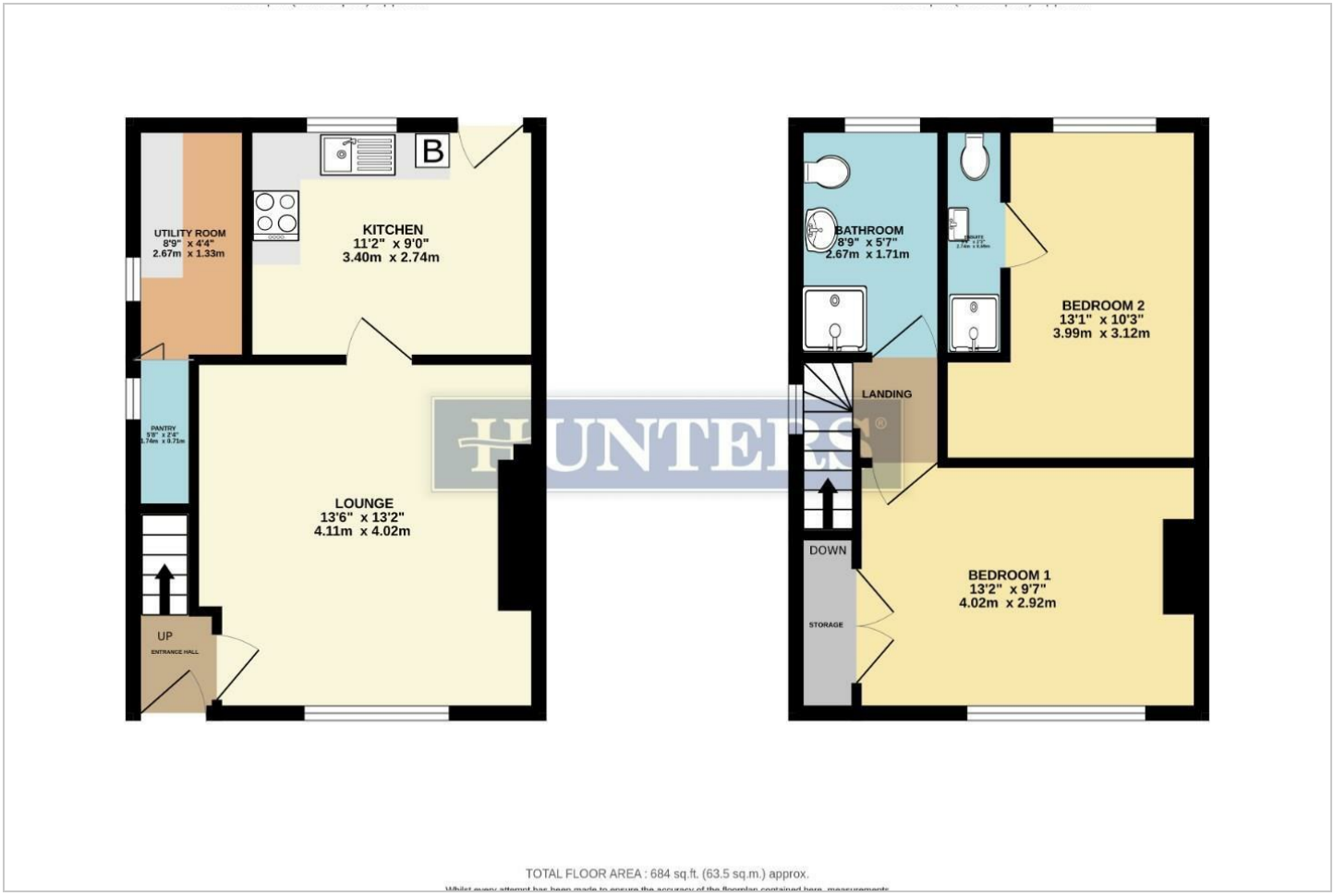
BATHROOM

Contemporary Bathroom offering a three piece white suite including: shower cubicle, low flush WC and wash hand basin. Finished with frosted uPVC windows to the rear and tile flooring.

EXTERIOR

The property boasts great kerb appeal with a large front and side garden area providing the scope to extend if wanted. Having hedging to the boarders and large lawn area. To the rear of the property is a fully enclosed garden being mainly laid to lawn with plenty of space to turn into the perfect place to sit and relax in the summer months.

Floorplan

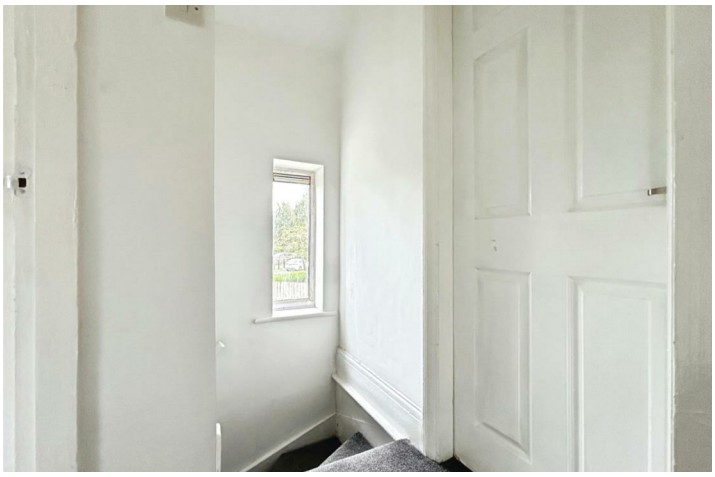

B
UTILITY ROOM
8'9" x 4'4"
2.67m x 1.33m
KITCHEN
11'2" x 9'0"
3.40m x 2.74m
PANTRY
LOUNGE
13'6" x 13'2"
4.11m x 4.02m
UP
ENTRANCE HALL
BATHROOM
8'9" x 5'7"
2.67m x 1.71m
BEDROOM 2
13'1" x 10'3"
3.99m x 3.12m
LANDING
DOWN
STORAGE
BEDROOM 1
13'2" x 9'7"
4.02m x 2.92m
HUNTERS®
TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.



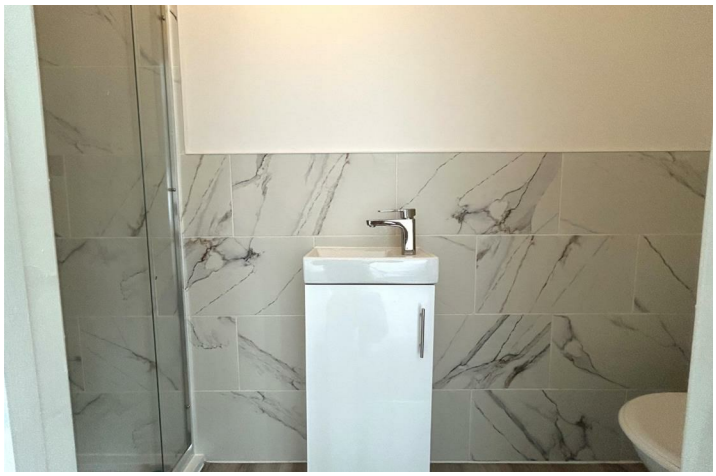








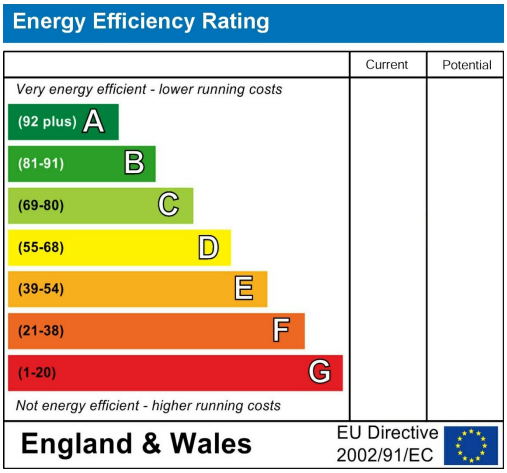


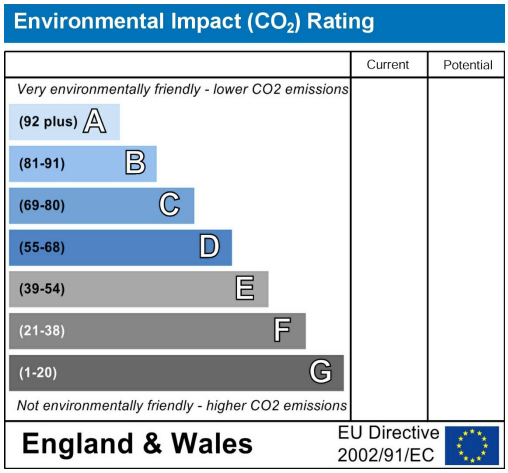







Energy Efficiency Graph





Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman