



Edlington Lane, Warmsworth Doncaster



welcome to

Edlington Lane, Warmsworth Doncaster

This three bedroom mid-terraced property requires full modernisation throughout and is available with no onward chain. The property benefits from easy access to the A1M motorway network and a host of local amenities.



Entrance Hall

With stairs which rise to the first floor landing and access to the lounge and kitchen.

Lounge Dining Room

15' 6" x 9' 9" (4.72m x 2.97m)

With front and rear facing double glazed windows, two central heating radiators and an electric fire with feature surround.

Kitchen

12' 6" x 9' 9" (3.81m x 2.97m)

With a rear facing double glazed window and a door to the rear lobby. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has plumbing for a washing machine, space for a cooker and access to the pantry.

Rear Lobby

With access to the downstairs WC, store and conservatory.

Conservatory

13' 11" x 6' (4.24m x 1.83m)

With a rear facing window and door to the rear garden.

Downstairs W.C.

Fitted with a WC.

First Floor Landing

With access to the loft.

Bedroom One

12' x 10' 1" (3.66m x 3.07m)

With a rear facing double glazed window.

Bedroom Two

11' 3" x 10' 8" (3.43m x 3.25m)

With a front facing double glazed window.

Bedroom Three

7' 5" x 7' 2" (2.26m x 2.18m)

With a front facing double glazed window.

Shower Room

With a rear facing double glazed window. Fitted with a WC, a wash hand basin and a wet area with shower.

Outside

To the front of the property there is an open plan lawned garden whilst to the rear there is an enclosed garden with store.



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Edlington Lane, Warmsworth Doncaster

- RENOVATION OPPORTUNITY
- OPEN PLAN LOUNGE DINING ROOM
- GOOD SIZED KITCHEN
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125944 - 0002

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