

## 13 Ellerton Gardens,

Offers In Region Of £250,000

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Beautiful four-bed three storey end terrace situated on a good size plot, presenting an appealing opportunity for families seeking a well-located home with excellent potential to extend (previous permission previously granted).

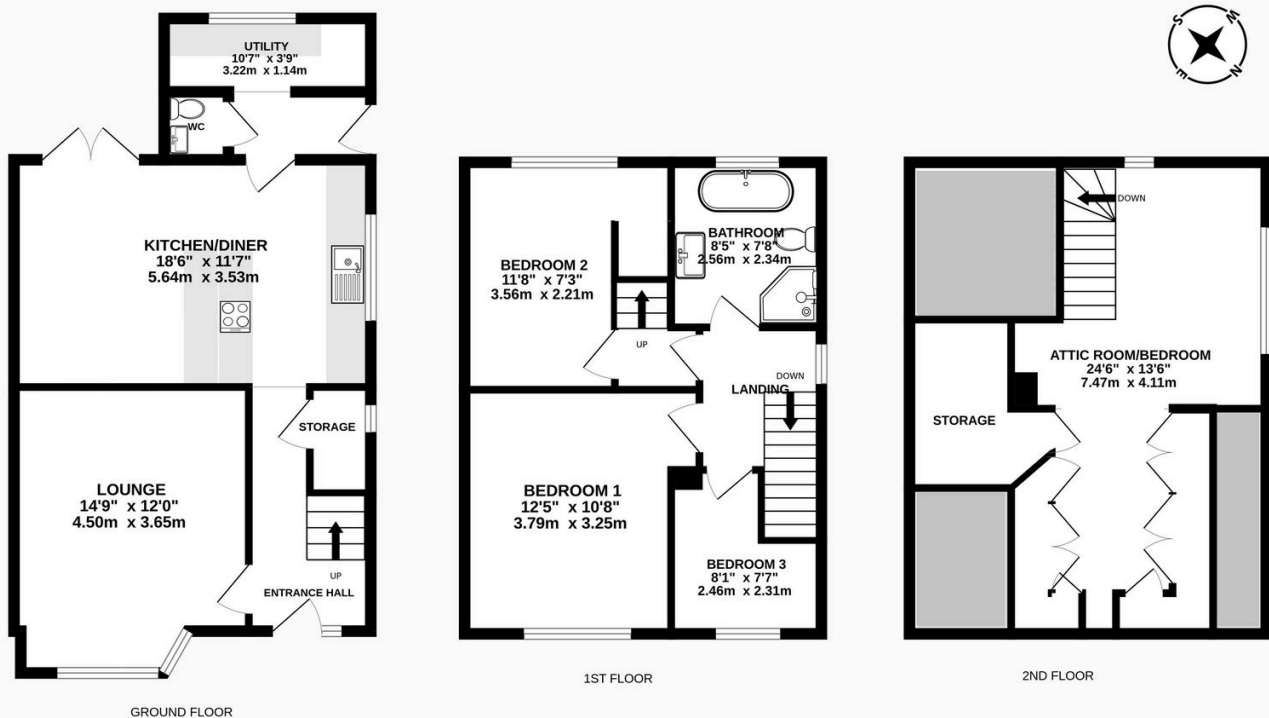
Features a spacious kitchen/diner with french doors opening directly onto the south facing rear garden, utility area with downstairs WC, lounge. Upstairs, includes a master bedroom, an additional double & single bedroom and a spacious attic bedroom offering plenty of storage. Family bathroom is fitted with a free-standing bath and a separate shower cubicle.

TENURE: FREEHOLD. EPC RATING: D. COUNCIL TAX BAND: A.

## Key Features

- QUOTE SH0316 WHEN CALLING TO ENQUIRE OR BOOK A VIEWING
- BEAUTIFUL FOUR BEDROOM, THREE STOREY FAMILY HOME
- UTILITY AREA WITH DOWNSTAIRS W.C
- DETACHED GARAGE WITH ELECTRIC
- LOCATED IN A SOUGHT AFTER AREA. GOOD TRANSPORT LINKS
- SITUATED ON A GOOD SIZE PLOT WITH POTENTIAL TO EXTEND
- SPACIOUS KITCHEN / DINER WITH FRENCH DOOR TO REAR GARDEN
- SOUTH FACING REAR GARDEN WITH PATIO AND LAWN AREAS
- LARGE DRIVEWAY FOR MULTIPLE CARS
- TENURE: FREEHOLD. EPC RATING D. COUNCIL TAX A

### 13 ELLERTON GARDENS, CANTLEY, DONCASTER DN4 6LJ



TOTAL APPROXIMATE FLOOR AREA - 122.14 SQ.M (1,315 SQ.FT)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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