



48 Millfield Road
Doncaster DN8 4DG

Offers Over £130,000

FREEHOLD

Ideal First Time Buy. TWO DOUBLE bedroom semi-detached house. Lounge, Fitted kitchen and UPVC conservatory with w.c. Fitted bathroom. UPVC double glazed. Gas central heating. Long rear garden. Driveway space. Viewing Essential. Walking distance to schools.



- TWO BEDROOM SEMI-DETACHED HOUSE • Lounge, Fitted kitchen • UPVC conservatory • Ground floor w.c.

ENTRANCE LOBBY

Front UPVC double glazed composite entrance door. Radiator. Staircase leading to the first floor. Door into the lounge.

LOUNGE

14'11" x 10'11"

Front facing UPVC double glazed window. Radiator. Door into the kitchen.

KITCHEN

18'0" x 5'11" max.

Rear and side facing UPVC double glazed window. Fitted with a modern range of light grey wall and base units with marble effect laminate worksurfaces incorporating a stainless steel sink and drainer with PVC splashbacks. Four ring electric induction hob. Space for washing machine and fridge freezer. Radiator. UPVC double glazed door leading into the conservatory. Useful understairs storage/pantry.

CONSERVATORY

10'7" x 9'0"

Brick based with UPVC double glazed windows and UPVC double glazed entrance door. Tiled floor. Door into the w.c.

W.C

4'6" x 2'7"

Side facing UPVC double glazed window. Fitted with a white w.c and wash hand basin.

LANDING

Side facing UPVC double glazed window. Spindle balustrade staircase. Loft access. Doors off to all rooms.

BEDROOM ONE

11'9" x 8'0"

Front facing UPVC double glazed window. Carpet. Radiator.

BEDROOM TWO

11'9" x 8'9"

Rear facing UPVC double glazed window. Built-in cupboard housing the wall mounted gas central heating boiler. Carpet. Radiator.

BATHROOM

5'11" x 5'0"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with electric shower over and pedestal wash hand basin. Radiator.



- UPVC double glazed
- Gas central heating
- Long rear garden
- Front driveway (no drop kerbs)
- Perfect First Time Buy
- Extending to approx. 68.4 sq.m

W.C

5'11" x 2'6"

Rear facing UPVC double glazed window. Fitted with a white w.c and wash hand basin. Radiator.

OUTSIDE

The front garden is gravelled and is ideal in size to create ample off road parking (no drop kerbs).

The rear garden is a generous size with lawn and gravelled areas for ease of maintenance and timber panelled fencing.





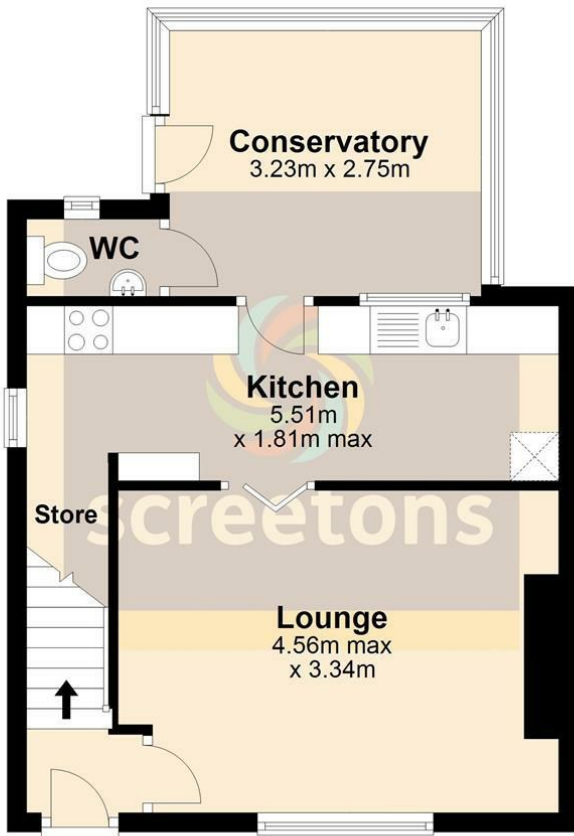


Additional Information

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		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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