



56 Crossfield Lane , Doncaster, DN6 8PL
Offers In Excess Of £160,000 Freehold


MARTIN&CO

Crossfield Lane , Skellow

3 Bedrooms, 2 Bathroom

Offers In Excess Of £160,000

- Available Chain Free
- Three Bedroom
- Mid Terrace
- Off Road Parking
- Good Size Garden
- Close to local amenities
- Close to Schools

Available Chain Free: This well-presented home offers spacious and versatile accommodation, ideal for modern family living and is perfectly positioned close to local amenities, well-regarded schools and a nearby park.

To the front the property benefits from ample parking, providing convenience for multiple vehicles. Inside you are welcomed by a bright and inviting dual aspect living room,

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The stylish kitchen/diner is fitted with sleek white high-gloss wall and base units, complemented by contemporary wood-effect worktops. A practical utility room sits just off the kitchen. The ground floor is completed by a modern shower room, fitted with a walk-in shower, WC and wash hand basin.

Upstairs, there are three well-proportioned bedrooms. The main double bedroom features a charming fireplace and benefits from a built-in storage cupboard. A second double bedroom also includes a built-in cupboard, while the third single bedroom offers flexibility as a child's room, guest space, or home office. The contemporary family bathroom is fitted with a white three-piece suite and includes an over-bath shower.

Externally, the property boasts a good-sized enclosed rear garden, enhanced by mature shrubs that provide both privacy and a pleasant outlook. An outhouse offers additional storage or potential for a variety of uses.

Combining comfort, practicality, and a convenient location, this attractive home is ideal for a wide range of buyers.

LIVING ROOM 10' 4" x 16' 4" (3.17m x 4.99m) A bright and inviting living room, perfectly designed for both relaxing and entertaining. A large front-facing window fills the space with natural light. To the rear, elegant French doors open directly onto the garden, seamlessly blending indoor and outdoor living. At the heart of the room, a charming feature fireplace with a gas fire provides a cosy focal point. This thoughtfully arranged space combines comfort, style and practicality.

KITCHEN/DINER 9' 1" x 16' 2" (2.78m x 4.95m) A stylish and functional kitchen/diner fitted with sleek white high-gloss wall and base units, complemented by contemporary wood-effect worktops. The kitchen is well-equipped with an integrated oven and electric hob, while offering ample storage solutions to keep the

space organised and clutter-free. There is designated space for a fridge freezer, along with plenty of room to accommodate a dining table-perfect for everyday meals or entertaining guests.

SHOWER ROOM 4' 4" x 4' 11" (1.33m x 1.52m) A modern and convenient ground floor shower room, fitted with a walk-in shower, low-level WC, and wash hand basin.

UTILITY ROOM 6' 5" x 5' 6" (1.96m x 1.70m) The space is equipped with plumbing for both a washing machine and tumble dryer, providing a convenient area to keep laundry separate from the main living spaces while maintaining a tidy and organised home.

BEDROOM 11' 3" x 10' 2" (3.43m x 3.10m) A spacious double bedroom featuring a charming fireplace that creates a warm and characterful focal point. The room also benefits from a built-in storage cupboard, offering practical and discreet space to keep belongings neatly organised, making it both comfortable and functional.



BEDROOM 11' 7" x 8' 3" (3.54m x 2.53m) A well-proportioned second double bedroom, offering comfortable accommodation and ideal for family, guests or a home office. The room benefits from a built-in storage cupboard, providing convenient and discreet space to keep belongings neatly organised.

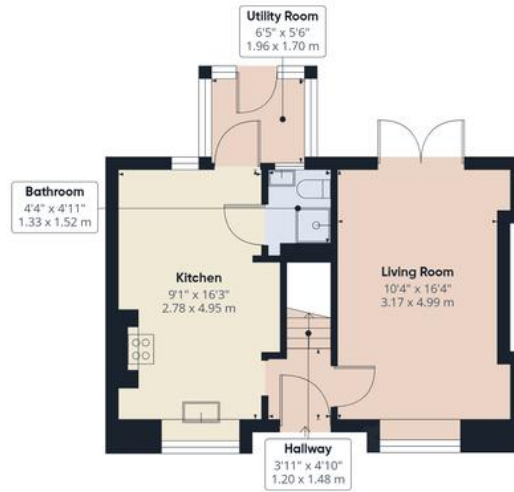
BEDROOM 9' 5" x 7' 8" (2.89m x 2.36m) A versatile single bedroom, ideal for use as a child's room, guest space, or home office. Comfortable and well-proportioned, it offers flexibility to suit a variety of needs.

BATHROOM 8' 2" x 5' 10" (2.51m x 1.80m) A contemporary bathroom fitted with a sleek white three-piece suite, comprising a bath, WC, and wash hand basin. An over-bath shower adds everyday convenience, making the space both stylish and practical for modern living.

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Ground Floor



Approximate total area[®]
845 ft²
78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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