



34 King Edward Road

Tickhill, Doncaster, DN11 9NU

£250,000

A fantastic opportunity to acquire a well-presented, three-bedroom semi-detached home situated in a quiet, sought-after residential street in the heart of Tickhill. Offering balanced living space inside & out, this property is ideal for those looking to downsize in a premier village location.

Stepping through the side entrance hall, you are welcomed into a practical layout with built-in storage cupboards. To the front lies a light-filled dining room, perfect for formal meals or entertaining. Towards the rear, the bright lounge provides a comfortable retreat with double French doors opening directly onto the rear garden patio. The fitted kitchen is equipped with generous counter space, wall & base units & a door leading straight out to the side/rear outdoor space.

The first-floor landing leads to three good-sized bedrooms and the main family bathroom. Bedroom 1: A spacious double bedroom overlooking the rear.

Bedroom 2: A second well-proportioned double room with built-in storage.

Bedroom 3: A single bedroom suitable for a child's room, guest room or home office.

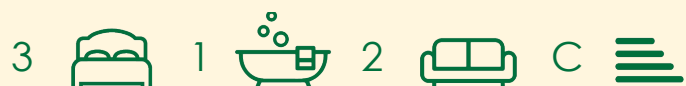
Bathroom: Fully tiled family bathroom featuring a modern white suite, P-shaped bathtub with shower screen, wash basin & WC.

The front of the property features an expansive block-paved driveway providing ample off-street parking for multiple vehicles, alongside side access through secure double gates leading to a

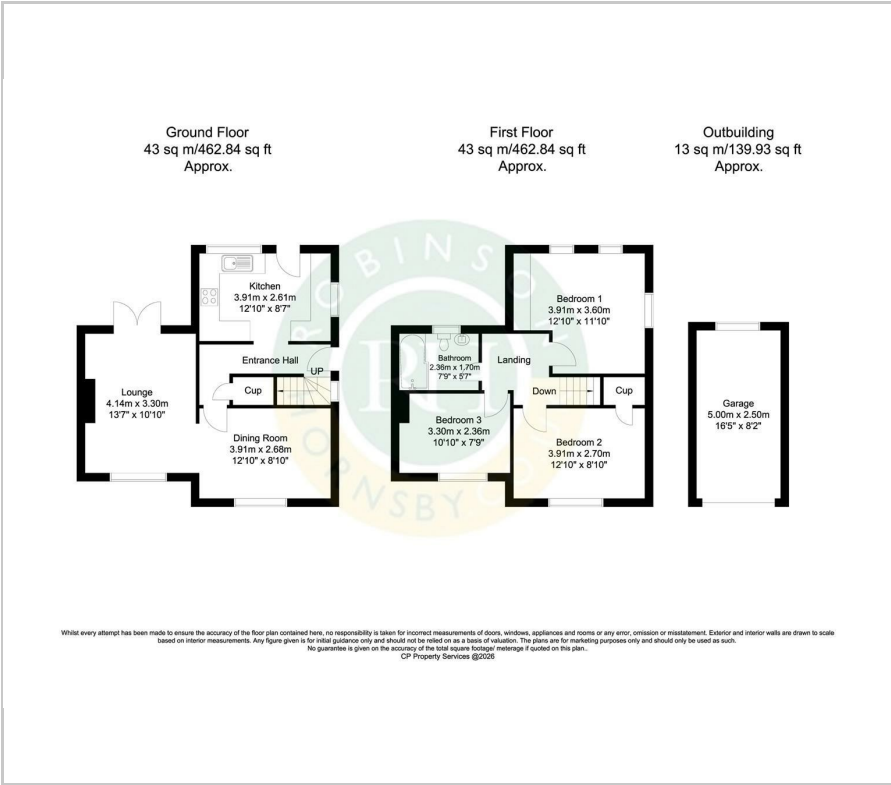
- 3-Bedroom Semi-Detached Home in the highly desirable and historic market town of Tickhill
- Offers Invited Between £250,000 - £260,000
- Spacious Living Accommodation with a separate dining room & lounge featuring French doors to the garden
- Fitted Kitchen with ample storage space, fitted appliances & direct rear access
- Three Well-Proportioned Bedrooms on the first floor including a generous master bedroom
- Modern Family Bathroom featuring a P-shaped shower bath and full tiling
- Generous Private Rear Garden with a lawned area, paved patio, raised timber decking, & a covered pergola outdoor lounge area
- Substantial Block-Paved Driveway & Detached Garage offering ample off-street parking

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



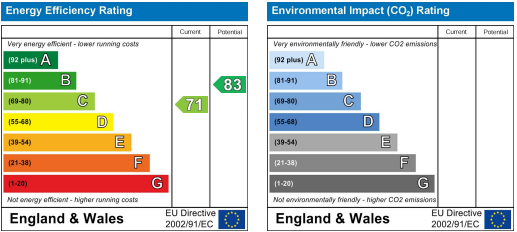
Floor Plan



Area Map



Energy Efficiency Graph



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