



## 21 Graham Road, Kirk Sandall , Doncaster, DN3 1HX

Guide Price £180,000 - £190,000!! Welcome to this beautifully presented three-bedroom semi-detached home, perfectly situated in the highly desirable residential area of Kirk Sandall, Doncaster. With no onward chain, this fantastic property is ready to move straight into and would make an ideal purchase for first-time buyers, young families, or those looking to upsize.

From the moment you arrive, the property's curb appeal is clear. Complemented by a detached garage to the rear, offering additional storage or workshop space.

Stepping inside, you're greeted by a bright and freshly decorated interior that feels modern, fresh, and welcoming. The ground floor features a spacious living room with a warm and inviting atmosphere.

The modern fitted kitchen is both stylish and functional, complete with integrated appliances and plenty of worktop and cupboard space. Adjoining the kitchen is a separate utility area, ideal for laundry and additional storage.

Upstairs, there are three well-proportioned bedrooms, each offering flexibility for family living, a guest room, or a home office setup. The family bathroom is modern and well-appointed, complementing the home's fresh décor.

Outside, the property boasts a newly renovated rear garden, designed to be low-maintenance yet perfect for enjoying outdoor living.

Located in one of Doncaster's most sought-after areas, the property enjoys close proximity to excellent local amenities, including shops, schools, parks, and leisure facilities. Kirk Sandall train station and major road links (A18, M18, and A630) are just minutes away, making it ideal for commuters.

This home offers the perfect blend of modern living, practicality, and location — ready for its next owners to move straight into.

**Guide price £180,000**

# 21 Graham Road, Kirk Sandall , Doncaster, DN3 1HX



- Attractive 3-bedroom semi-detached home
- Separate utility room
- Gas central heating & double glazing
- Solar Panels on lease (TO FOLLOW)
- No onward chain
- Parking to the rear
- EPC Rating: B | Council Tax Band: A
- Modern kitchen with integrated appliances
- Detached rear garage
- Sought-after location in Kirk Sandall, close to local amenities and transport links

## Lounge

19'1" x 12'5" (5.82 x 3.79)

## Landing

6'11" x 7'4" (2.13 x 2.25 )

## Kitchen/Diner

18'11" x 8'9" (5.77 x 2.67 )

## Utility Area

7'8" x 7'1" (2.36 x 2.17 )

## Master bedroom

9'4" x 12'7" (2.87 x 3.84 )

## Bedroom 2

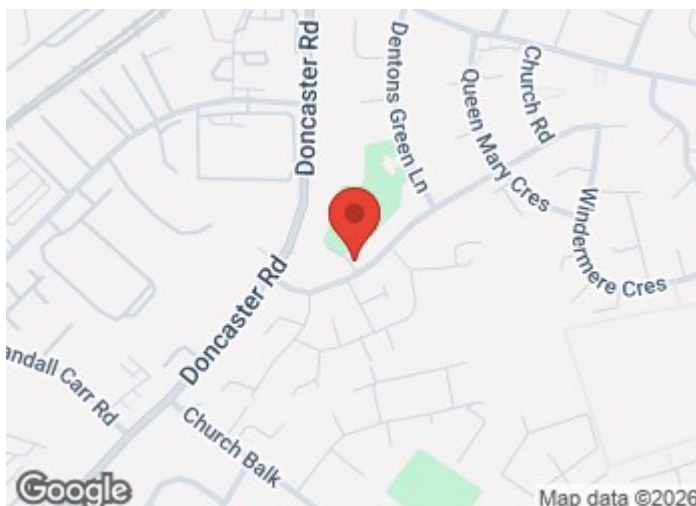
10'11" x 9'7" (3.34 x 2.94 )

## Bedroom 3

9'1" x 8'11" (2.77 x 2.72 )

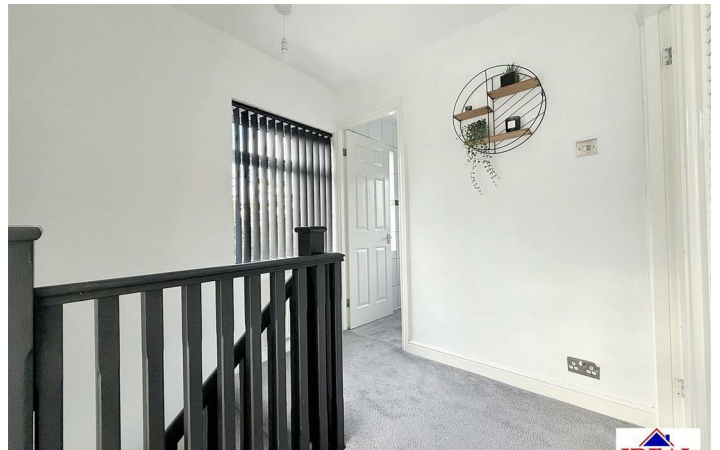
## Bathroom

7'5" x 5'4" (2.28 x 1.64)



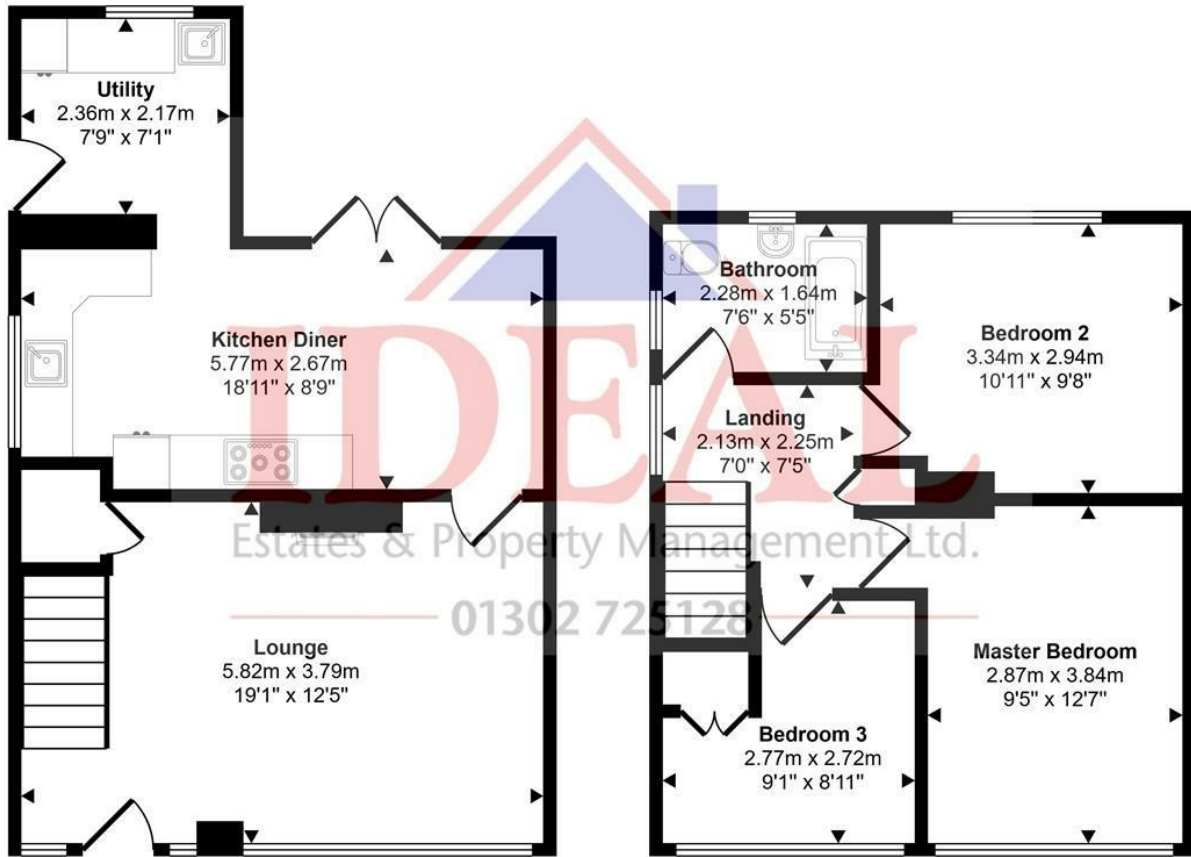
## Directions

Kirk Sandall is an outer suburb of Doncaster, located around 4 miles (6.4 km) north-east of the city centre, in the civil parish of Barnby Dun with Kirk Sandall, in the county of South Yorkshire, England.



# Floor Plan

Approx Gross Internal Area  
84 sq m / 909 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft

First Floor  
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

