

Norfolk Road, Bircotes Doncaster DN11 8DZ



welcome to

Norfolk Road, Bircotes Doncaster

BEAUTIFULLY PRESENTED mid- terrace HOUSE with THREE BEDROOMS, a FAMILY BATHROOM, and an ENCLOSED REAR GARDEN. A lovely property in a popular area, that must be viewed to avoid disappointment.













Ground Floor Accommodation

Entrance Hall

Having a central heating radiator.

Lounge

13' 4" x 12' 1" + recess ($4.06m \times 3.68m + recess$) Light and bright main reception room with a front facing double glazed window, feature fireplace, wall lights, central heating radiator and coving to the ceiling.

Kitchen

17' 2" x 8' 4" (5.23m x 2.54m)

Fitted with a range of modern white gloss cabinets, worktop and inset sink with drainer. Benefiting from a built in oven and hob and having space for a fridge/freezer and washing machine. Wall mounted boiler, rear facing double glazed window and an understairs cupboard for extra storage.

Conservatory

10' 9" x 8' 10" (3.28m x 2.69m)

Lovely additional space with views over the rear garden.

First Floor Accommodation

Landing

Having loft access.

Bedroom One

13' 9" max x 10' (4.19m max x 3.05m)

Double bedroom featuring a storage cupboard, front facing double glazed window and a central heating radiator.

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.90m)

Double bedroom having a rear facing double glazed window and a central heating radiator.

Bedroom Three

8' 4" x 7' 3" (2.54m x 2.21m)

Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath, vanity wash hand basin, a wc and a modern central heating radiator. Having a rear facing double glazed window with obscured view and recessed lights.

External

Block paving to the front elevation with a shared side passageway leading to the rear of the property. Generous size rear garden, which is fenced and enclosed with a grassed lawn and decked seating area.

Agents Notes

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.





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Norfolk Road, Bircotes Doncaster

- Beautifully Presented House
- Three Bedrooms
- Enclosed Rear Garden
- Popular Location
- Close to Shops and Local Amenities

Tenure: Freehold EPC Rating: C Council Tax Band: A

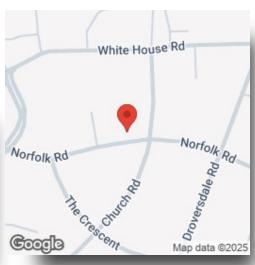
offers over

£135,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWY108045 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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