



Suffolk Road, Bircotes Doncaster DN11 8BD



welcome to

Suffolk Road, Bircotes Doncaster

ATTENTION FIRST TIME BUYERS and INVESTORS! - Available with NO ONWARD CHAIN, three bedroom semi-detached with GENEROUS REAR GARDEN. A must see property ready to put your own stamp on. Call to arrange your viewing today!



Ground Floor Accommodation

Lounge

Dual aspect main reception room making a light and bright space to relax. Front and rear facing double glazed windows, coving to the ceiling and a central heating radiator.

Breakfast Kitchen

Fitted with a modern range of units with worktop over, incorporating a breakfast bar and inset sink with drainer. Benefitting from an integrated gas hob, electric oven, dishwasher and fridge freezer. Front and side facing double glazed windows, two central heating radiators, recessed lights, wine wrack and tiling to the floor.

Cloakroom

Fitted with a WC and a rear facing double glazed window with obscure glass.

First Floor Accommodation

Landing

Spacious landing with a rear facing double glazed window and central heating radiator.

Bedroom One

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

Bedroom Two

Double bedroom with front facing double glazed window.

Bedroom Three

Single bedroom with a rear facing double glazed window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising of bath with shower over, wc and wash hand basin. Rear facing double glazed window with obscure glass and a central heating radiator.

External

Open plan front garden laid with pebbles for easy maintenance. Side pedestrian access gate to the generous size rear garden which is fenced and enclosed and mainly laid to lawn with a variety of plants and shrubs to the borders. Garden shed, small storage outbuilding and water supply.

Agents Note

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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Suffolk Road, Bircotes Doncaster

- Spacious Semi-Detached House
- Popular Area
- Three Bedrooms
- NO CHAIN
- Generous Rear Gardens

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

offers in the region of

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108064 - 0004

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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