MJK
Estate Agents

ECCLESTON ROAD, KIRK SANDALL, DONCASTER, DN3 1NX

FIXED PRICE £170,000









*****NOW REDUCED BY £35,000 FOR A VERY LIMITED PERIOD ONLY***BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOUSE POSITIONED ON A LOVELY CORNER PLOT IN KIRK SANDALL.**

This fabulous buy in DN3 offers excellent family space with great reception room and open plan kitchen/dining area. A sought after location in DN3 within easy reach of the M18 and local railway link, this is sure to be a popular one. The property is pleasantly presented and briefly comprises of entrance into the lounge, kitchen/dining room, stairs to the first floor landing, three bedrooms, bathroom with three piece suite, front, side, rear gardens, block paved driveway with side access and detached single garage. LOVELY HOME AND ONE TO BE VIEWED PROMPTLY. FIXED PRICE £170,000.

ENTRANCE

The property is accessed via the front facing double glazed frosted door to the lounge.

LOUNGE

17' 5" x 13' 1" (5.32m max x 4.01m max) Fantastic reception space with open access to the stairs, open access to the dining area, front facing double glazed window, further front facing double glazed frosted window, feature fireplace with space for an electric fire, two radiators, storage cupboard beneath the stairs and coving to the ceiling.

KITCHEN/DINER

17' 5" x 9' 5" (5.33m x 2.88m) Fabulous open plan kitchen/diner with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, space for a fridge/freezer, partially tiled walls, spotlights, coving to the ceiling, radiator, two rear facing double glazed windows and rear facing double glazed frosted door to the patio.

STAIRS

Leading from the lounge to the first floor landing.

LANDING

7' 3" x 8' 0" (2.22m x 2.45m) Providing access to all bedrooms/bathroom, side facing double glazed window, coving and loft access point.

BEDROOM

9' 11" x 10' 10" (3.04m x 3.32m) Double bedroom to the front of the house with front facing double glazed window, radiator and coving.



BEDROOM

10' 4" x 10' 11" (3.17m max x 3.33m) Further spacious double bedroom with rear facing double glazed window, radiator and coving.

BEDROOM

7' 3" x 7' 10" (2.23m max x 2.40m max) L-shaped room with front facing double glazed window, radiator and coving.




BLESS THIS HOME
With
Love & Laughter

















BATHROOM

6' 10" x 5' 5" (2.09m x 1.66m) Lovely bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower attachment, shower curtain rail, partially tiled walls, tiled flooring, radiator and rear facing double glazed frosted window.

GARDENS & DRIVEWAY

Wraparound corner plot garden with pebbled area to the front, mature tree to the side, path leading to the side, fence enclosure, open access to the paved driveway at the rear providing off street parking and large paved patio.

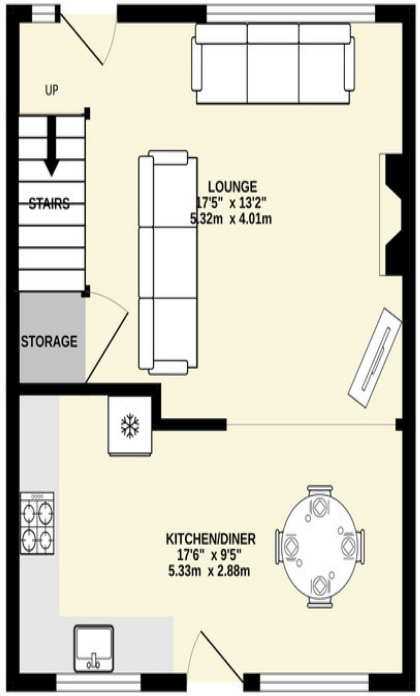
GARAGE

Single garage accessed from the side driveway.

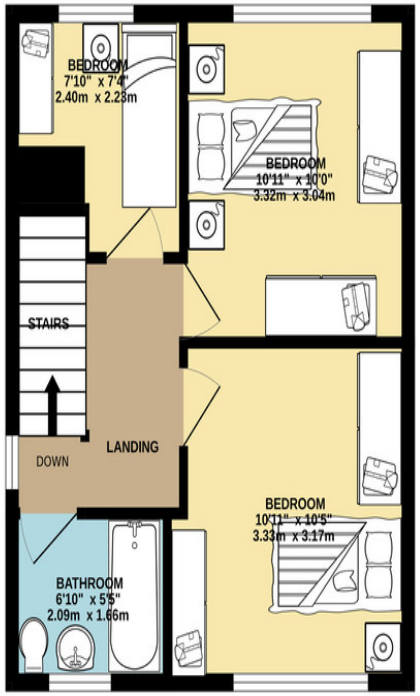
NOTES

FREEHOLD PROPERTY
COUNCIL TAX BAND: B
SERVICES: MAINS
HEATING SYSTEM: GAS FIRED CENTRAL HEATING
LAST SERVICE: 21/04/2026
ELECTRICS CHECKED: 03/05/2021
AVAILABLE WITH NO CHAIN

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



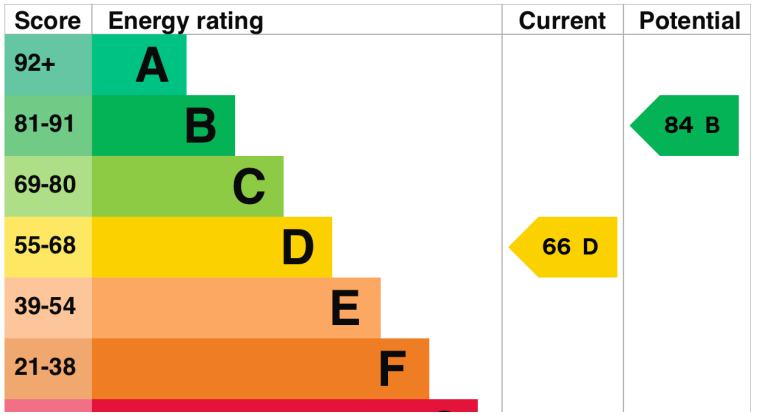
1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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