



5 Montagu Road, Sprotbrough , Doncaster, DN5 8DJ

Offered to the market with no onward chain, this two-bedroom semi-detached property is situated in an extremely popular and sought-after location, close to a wide range of local amenities, schools and transport links.

This well-proportioned home offers fantastic scope for modernisation, making it an ideal purchase for buyers looking to create a long-term family home or for those seeking an exciting renovation project.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, kitchen, and a separate utility room providing additional practicality and storage. To the first floor are two generously sized bedrooms, a shower room, and the added convenience of a separate W/C.

Externally, the property benefits from off-road parking and a private rear garden, offering further potential to enhance and add value.

With strong renovation potential and located in such a desirable area, this property represents an excellent opportunity for first-time buyers, investors, or families alike.

Early viewing is highly recommended – must be viewed to appreciate the potential on offer.

Council Tax Band: A
EPC Rating: To follow

Offers in the region of £150,000

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- Two-bedroom semi-detached property
- Close to local amenities, schools and transport links
- Ideal family home or investment opportunity
- Council tax band: A & EPC rating: D
- Offered with no onward chain
- Shower room with separate W/C
- Off-road parking
- Located in an extremely popular and sought-after area
- Excellent scope for modernisation and renovation potential
- Useful utility room providing additional storage space

Hallway

12'1" x 3'0" (3.69 x 0.93)

Utility Area

8'5" x 6'11" (2.57 x 2.13)

Lounge

12'2" x 12'5" (3.73 x 3.79)

Kitchen

9'1" x 6'3" (2.77 x 1.92)

Dining Room

8'11" x 12'2" (2.72 x 3.72)

Storage Room

2'2" x 3'3" (0.67 x 1.00)

Master Bedroom

10'2" x 12'7" (3.11 x 3.84)

Bedroom 2

11'2" x 10'0" (3.41 x 3.05)

Shower Room

5'5" x 5'8" (1.67 x 1.73)

W/C

5'9" x 2'7" (1.76 x 0.81)

Landing

10'5" x 6'2" (3.18 x 1.90)



Directions

Sprotbrough is a village in the City of Doncaster in South Yorkshire, England. The village is transected by the A1(M) motorway and is situated at the top of the Don Gorge, some 3 miles (4.8 km) west of Doncaster city centre. With Cusworth to the north, it forms the civil parish of Sprotbrough and Cusworth.



Floor Plan

Approx Gross Internal Area
88 sq m / 951 sq ft



Ground Floor
Approx 49 sq m / 527 sq ft

First Floor
Approx 39 sq m / 424 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.

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