



**Hill Top Crescent, Edlington Doncaster**



**welcome to**

**Hill Top Crescent, Edlington Doncaster**

Situated in this popular location is this spacious three bedroom semi-detached family close to a host of local amenities and excellent transport links. Benefiting from a modern kitchen and first floor shower room, good sized front and rear gardens and off street parking.



### **Entrance Hall**

With a side facing upvc exterior door, a central heating radiator, a rear facing double glazed window and stairs which rise to the first floor landing.

### **Lounge Diner**

With two front facing double glazed windows, two central heating radiators, coving to the ceiling and an electric feature fireplace.

### **Kitchen**

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the composite sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven, integrated dishwasher and space for a washing machine and fridge-freezer. There is a rear facing double glazed window and a rear facing upvc door giving access to the rear garden.

### **First Floor Landing**

With a rear facing double glazed window and a loft hatch.

### **Bedroom One**

With a front facing double glazed window, a central heating radiator and built-in wardrobes.

### **Bedroom Two**

With a front facing double glazed window, a central heating radiator and a wall mounted boiler.

### **Bedroom Three**

With a rear facing double glazed window, a central heating radiator, dado rail and bulk head for the stairs with hanging storage above.

### **Shower Room**

Fitted with a low flush WC, a wash hand basin with mixer tap and a walk-in shower. There is a heated towel rail, downlights to the ceiling, tiling to the walls and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned garden with a block paved driveway providing off road parking whilst to the rear there is a generous enclosed lawned garden with block paved patio and brick built outbuilding ideal for garden storage.

### **Agent's Note**

Please note that the property is of non-standard construction being an Airey house, a PRC certificate is available, contact the branch for further details.



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## Hill Top Crescent, Edlington Doncaster

- NON STANDARD CONSTRUCTION
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS, INVESTORS AND YOUNG FAMILIES
- SPACIOUS LOUNGE DINER
- MODERN HIGH GLOSS KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126371 - 0002

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