



18 Airstone Road, Askern , Doncaster, DN6 0QB

Guide Price £130,000 - £140,000!! A fantastic opportunity to purchase this three-bedroom semi-detached home, offering spacious and versatile living accommodation throughout. Ideally positioned close to a range of local amenities, reputable schools, and transport links, the property makes an ideal first-time buy or family home.

The ground floor comprises a welcoming entrance, a generously sized lounge, and a beautifully modern fitted kitchen with a central breakfast island – perfect for everyday dining and entertaining. A conservatory to the rear extends the living space and provides direct access to the garden, while a convenient downstairs W/C completes the ground floor.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from off-street parking, enclosed gardens to the front and rear, and a spacious rear garden with storage, ideal for family use, relaxing, and entertaining. The home is further enhanced by gas central heating and double glazing, ensuring comfort and efficiency throughout. This property offers an excellent combination of space, style, and practicality, making it the perfect choice for first-time buyers or young families seeking their next home.

Guide price £130,000

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- Three-bedroom semi-detached property
- Modern kitchen with breakfast island
- Generous rear garden with storage
- Council tax band: A & EPC rating C
- Spacious and well-presented throughout
- Conservatory to the rear
- Gas central heating and double glazing
- Off-street parking
- Downstairs W/C
- Close to local amenities, schools, and transport links

Lounge 8'3" x 4'3" (2.54 x 1.30)

15'6" x 12'0" (4.74 x 3.68)

Kitchen/Diner

15'7" x 11'1" (4.77 x 3.39)

Conservatory

14'1" x 7'4" (4.31 x 2.25)

W/C

Master bedroom

7'4" x 12'0" (2.26 x 3.66)

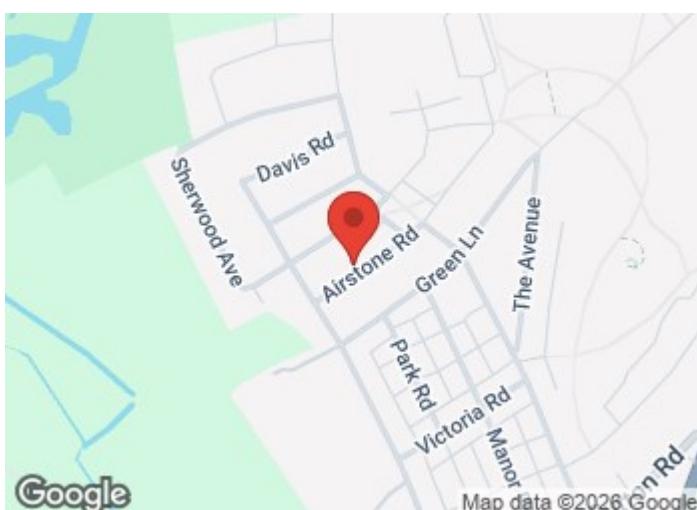
Bedroom 2

8'9" x 11'1" (2.69 x 3.40)

Bedroom 3

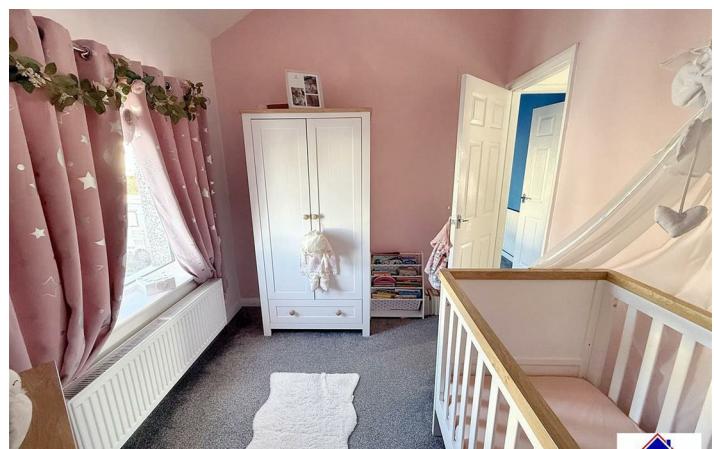
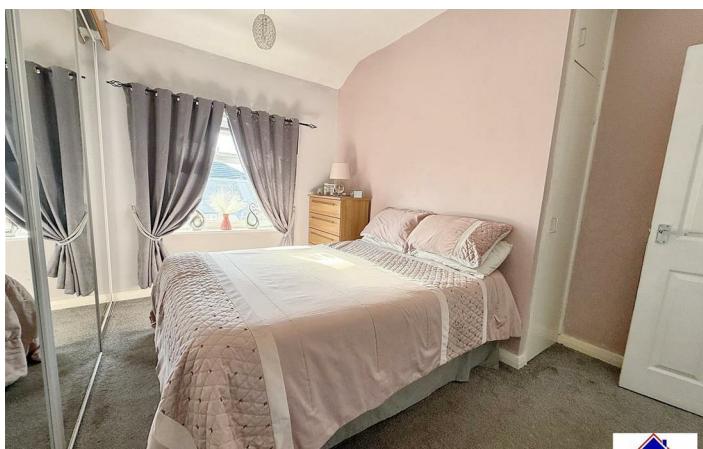
9'5" x 7'11" (2.88 x 2.43)

Bathroom

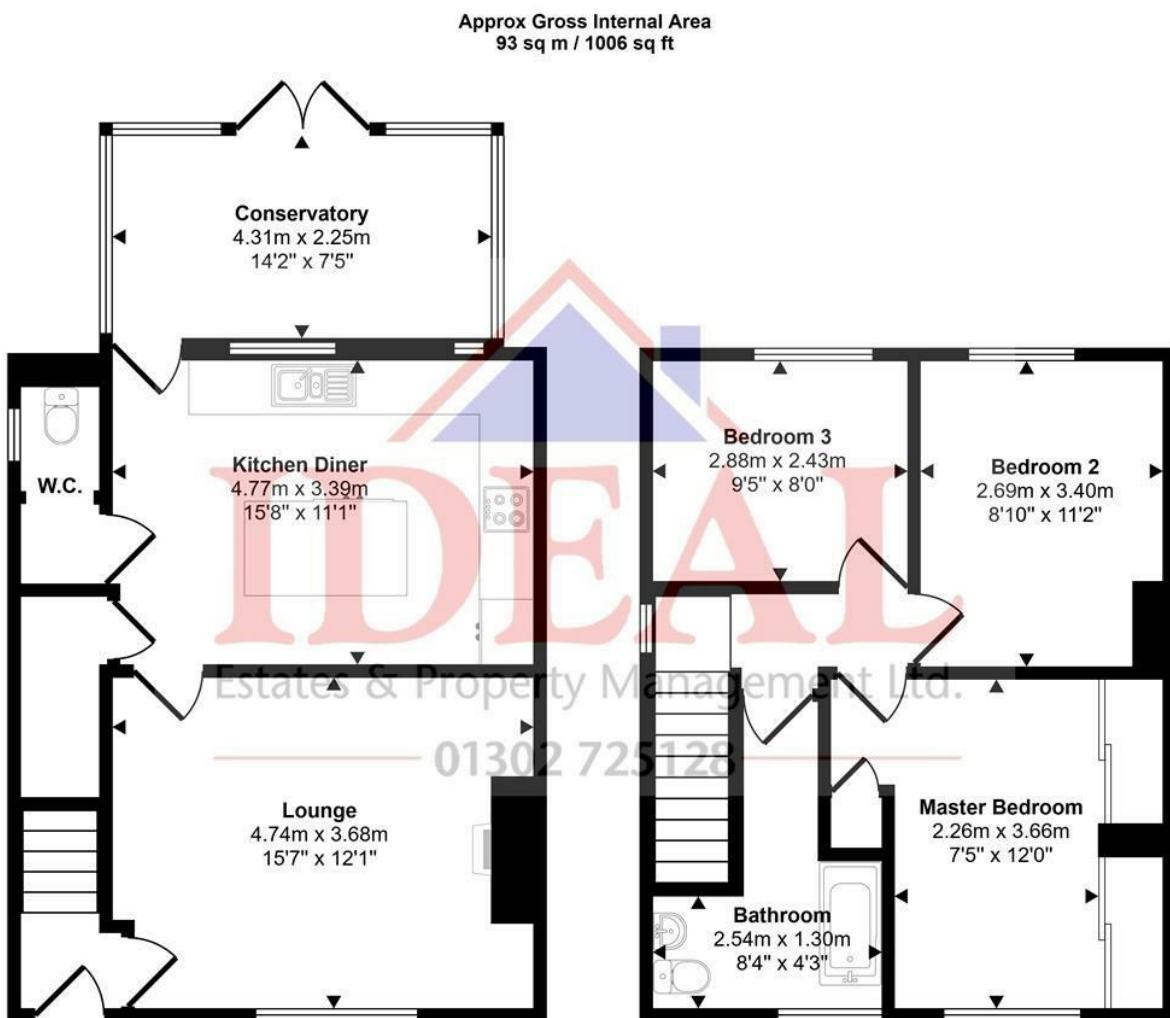


Directions

The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |