

The logo for Churchills, featuring the word "Churchills" in a stylized, red, outlined font with a white drop shadow.

## Northumberland Lane

Denaby Main, Doncaster DN12 4JB

- THREE BEDROOM
  - BACK BOILER
- OFF ROAD PARKING
- EPC RATING TBC
- MID TOWN HOUSE
- uPVC DOUBLE GLAZED
- KITCHEN DINER

**Offers In The Region Of £105,000 Freehold**







**Situated in Denaby Main, Doncaster, this delightful town house on Northumberland Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.**

**Located in a friendly neighbourhood, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking to explore the wider Doncaster area. The terraced design not only enhances the character of the property but also fosters a sense of community among neighbours.**

**In summary, this town house on Northumberland Lane presents an excellent opportunity for anyone looking to settle in a vibrant part of Doncaster. With its spacious reception rooms, three bedrooms, and convenient location, it is a property that promises both comfort and a sense of belonging. Do not miss the chance to make this charming house your new home.**

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing with handrail, spindles and newel posts. Storage cupboard off.

#### **WC**

uPVC double glazed window to front elevation. Suite in white comprising of low flush WC and hand wash basin with storage beneath.

#### **LOUNGE**

17'1" into bay \* 12'11"

uPVC double glazed window to front elevation. Surround housing a wall mounted gas fire with back boiler and tiled back and hearth. Double panelled central heating radiator. Wall light points. Telephone socket.

#### **DINING KITCHEN**

16'3" \* 10'5"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising double electric oven and gas hob. Integrated fridge and freezer units. Space and plumbing for an automatic washing machine. Single panelled central heating radiator. Single drainer sink unit with mixer tap. Tiles to splash back areas. Two storage cupboards off.

#### **CONSERVATORY**

7'3" \* 5'1"

uPVC double glazed window to side and rear elevation. Storage cupboard off. uPVC doorway to rear garden.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Stairs from entrance hallway with handrail, spindles and newel posts. Loft access pt. Storage cupboard off.

#### **BEDROOM ONE**

12'7" \* 10'6"

uPVC double glazed window to front elevation. Storage cupboard off.

#### **BEDROOM TWO**

7'10" \* 6'5"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall.

### **BEDROOM THREE**

11'5" \* 10'6"

uPVC double glazed window to rear elevation.

### **BATHROOM**

6'5" \* 5'6"

uPVC double glazed window to front elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and separate shower cubicle with electric shower over. Fully tiled to all walls. Heated towel rail.

### **OUTSIDE AND GARDENS**

To the front is a small grassed garden. To the rear is a block paved driveway, grassed area and paved patio area.

### **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

### **IMPORTANT INFORMATION**

**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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

### **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

### **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

### **MOBILE COVERAGE**

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

### **BROADBAND**

The property broadband speed is excellent with fibre broadband available.

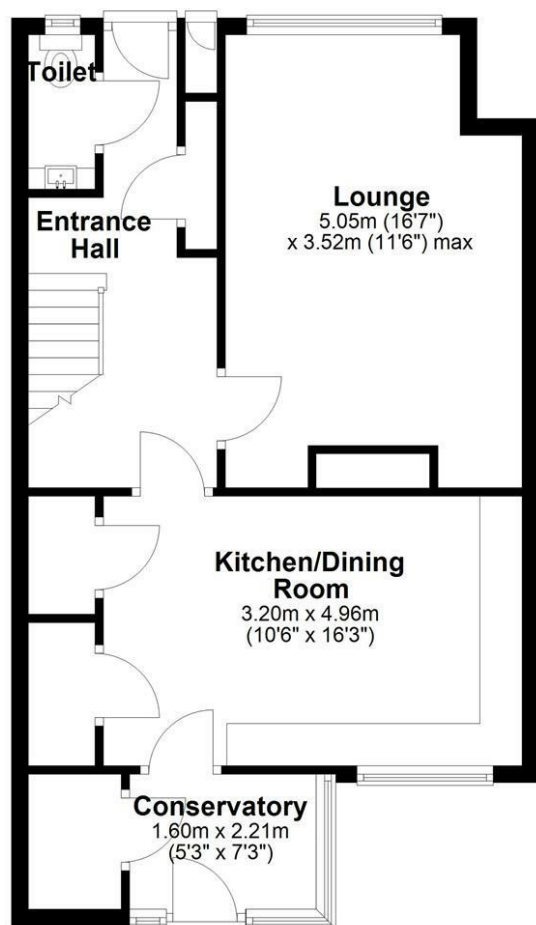




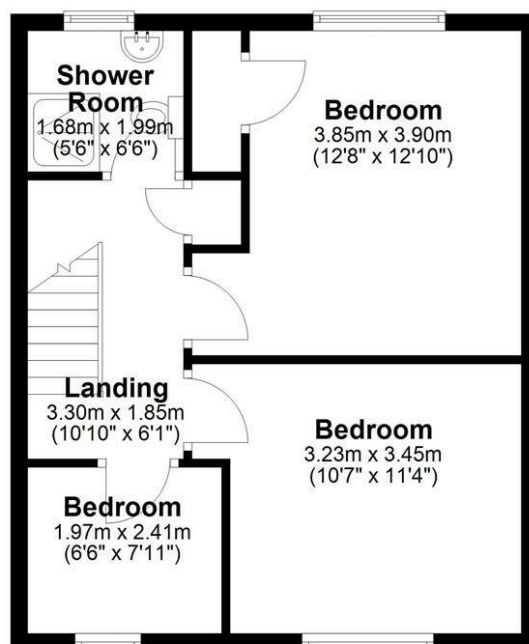
Local Authority  
Council Tax Band  
EPC Rating D



### Ground Floor



### First Floor



### Churchills Sales Office

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### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.