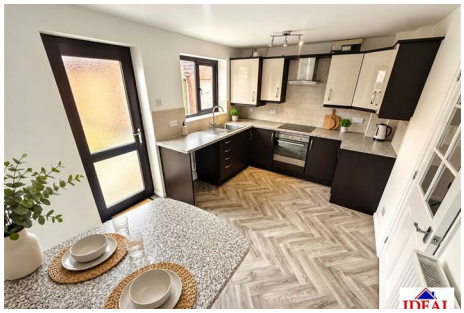
IDEAL
Estates & Property Management Ltd.
01302 725128









# 17 Falcon Close, Adwick-Le-Street

## Doncaster, DN6 7US

An excellent opportunity for first-time buyers and families alike, this well-presented three-bedroom end-terraced property offers spacious and versatile accommodation, together with excellent off-road parking and a detached garage.

The ground floor features a welcoming bay-fronted lounge, providing a comfortable reception space. To the rear, the modern fitted kitchen offers a range of wall and base units, contrasting work surfaces, integrated cooking appliances and a useful storage cupboard. There is also a dedicated dining area, creating a practical space for everyday family living.

To the first floor are three well-proportioned bedrooms, along with a family bathroom comprising a bath with shower over, wash basin and WC.

Externally, the property benefits from off-road parking to the front, whilst the rear garden provides a combination of lawn and paved areas. The detached brick-built garage is a fantastic additional feature, offering useful storage and parking facilities.

The property is close to a range of local amenities, including everyday shops and services, with excellent transport links providing convenient access to the A1 and M18.

With no onward chain, three bedrooms, a modern kitchen, off-road parking and a detached garage, this property would make an ideal first home and is well worth an internal viewing.

Please note: Some images have been virtually enhanced using AI to illustrate the property's potential.

## Offers in the region of £173,950

# 17 Falcon Close, Adwick-Le-Street

## Doncaster, DN6 7US

3 1 1 B

- End-terraced property in a sought-after location
- Spacious bay-fronted lounge
- Off-road parking
- Please note: Some images have been virtually enhanced using AI to illustrate the property's potential.
- Ideal opportunity for first-time buyers
- Modern fitted kitchen
- Detached brick-built garage
- No onward chain
- Useful storage cupboard within the kitchen & landing
- Council Tax Band: B | EPC Rating: 81B Excellent transport links to the A1 and M18

### Entrance Hall
3'3" x 7'3" (1.01 x 2.21)

### Lounge
10'2" x 17'7" (3.11 x 5.38)

### Kitchen/Diner
13'4" x 8'10" (4.08 x 2.71)

### Storage
3'4" x 2'7" (1.04 x 0.80)

### Landing
3'2" x 8'9" (0.97 x 2.69)

### Master Bedroom
13'8" x 9'1" (4.17 x 2.78)

### Bedroom 2
6'1" x 9'10" (1.87 x 3.02)

### Bedroom 3
7'1" x 6'6" (2.16 x 2.00)

### Bathroom
6'9" x 5'8" (2.06 x 1.73)

### Garage
8'6" x 15'5" (2.61 x 4.71)




### Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



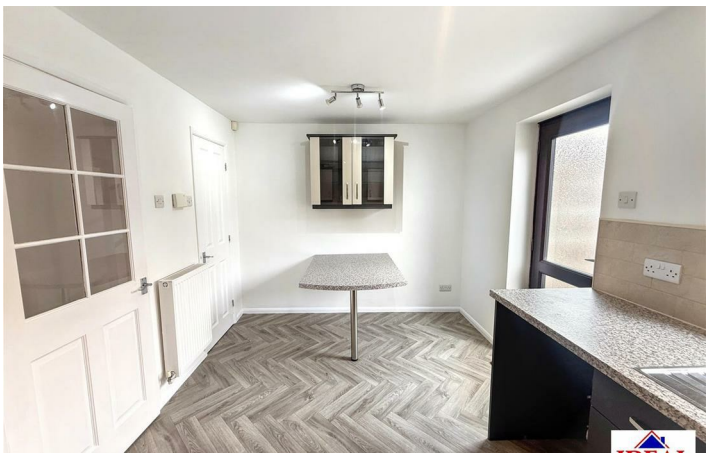







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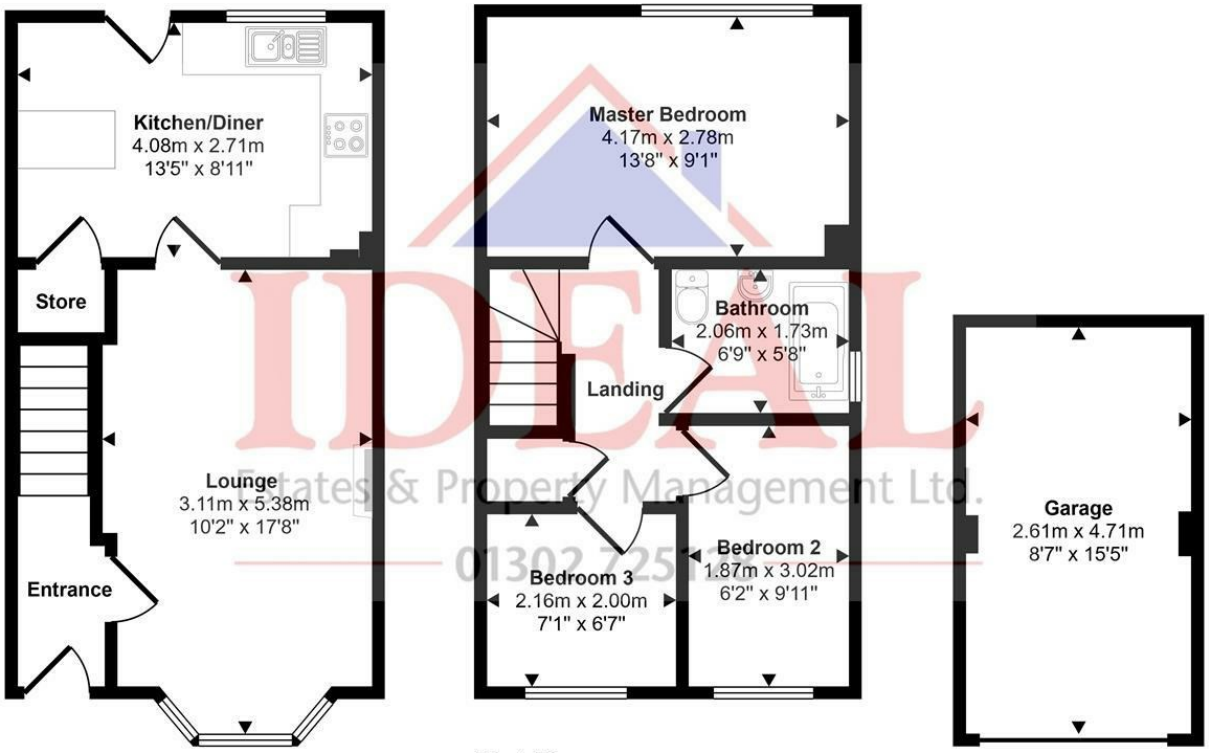





AI STAGED FOR ILLUSTRATIVE PURPOSES ONLY

# Floor Plan

**Approx Gross Internal Area**
**77 sq m / 833 sq ft**



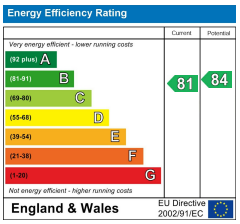

Ground Floor
**Approx 33 sq m / 350 sq ft**

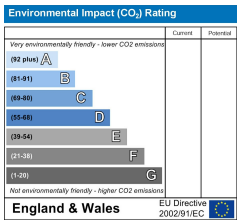
First Floor
**Approx 33 sq m / 350 sq ft**

Garage
**Approx 12 sq m / 133 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.

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.




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