BEECROFT
ESTATES

70 Granby Road

, Doncaster, DN12 1JT

£140,000

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FANTASTIC FAMILY HOME!!
Be quick to snap up this two bedroom semi detached family home. Situated on a popular modern residential development in Edlington, this beautifully presented two-bedroom semi-detached home offers stylish and spacious accommodation, making it an ideal purchase for first-time buyers, young families or those looking to downsize. The property is offered with vacant possession and has an estimated achievable rental income of approximately £595 per calendar month, providing an attractive investment opportunity. The property features a welcoming entrance hall, a contemporary fitted kitchen, a bright and spacious lounge with French doors opening onto the rear garden, together with a convenient downstairs cloakroom/WC. Ideally located on Granby Road, the property is close to a wide range of local amenities including shops, supermarkets, schools and leisure facilities, while excellent road links to the A1(M), M18 and Doncaster city centre make it an ideal choice for commuters. Combining modern living with a convenient location, this attractive home is ready to move straight into and must be viewed to be fully appreciated.

Entrance Hall
A welcoming entrance hall provides access to the convenient downstairs cloakroom/WC before leading through to the main living accommodation.

Cloakroom
Fitted with a low-flush WC and pedestal wash hand basin.

Kitchen
Fitted with a modern range of white wall and base units incorporating complementary work surfaces with a one-and-a-half bowl stainless steel sink unit and mixer tap. Integrated appliances include a stainless steel electric oven, four-ring gas hob with extractor hood over, and an integrated fridge/freezer. Front-facing double-glazed window

Lounge
A bright and generously proportioned lounge offering ample space for both living and dining furniture. Benefiting from a useful under-stairs storage cupboard and French doors opening onto the rear garden, allowing plenty of natural light and providing an ideal space for relaxing or entertaining.

Landing
Providing access to all two bedrooms and the family bathroom, with a hatch giving access to the loft space.

Master Bedroom
A generous double bedroom enjoying a dual aspect, allowing plenty of natural light to flood the room. Benefiting from a built-in storage cupboard and offering ample space for a range of bedroom furniture.

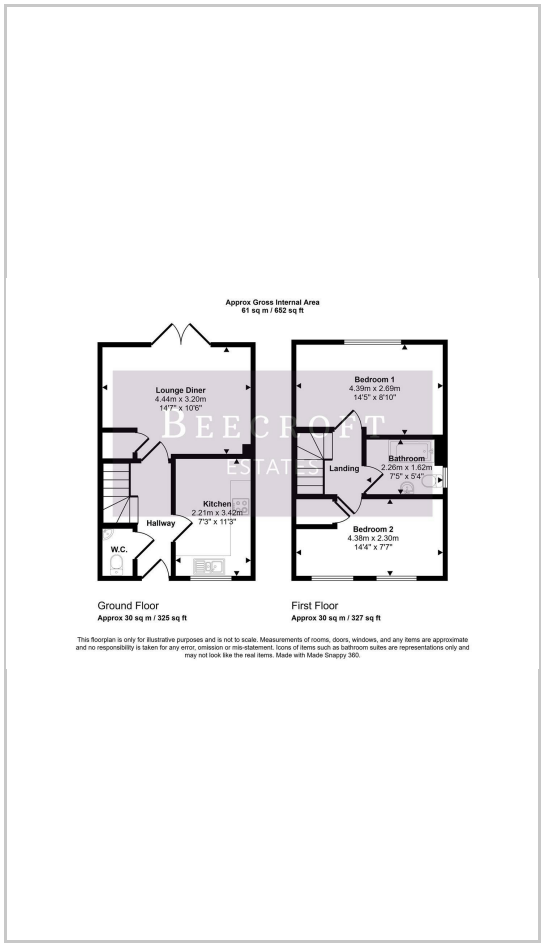
Bedroom Two
A well-proportioned double bedroom with a rear-facing aspect, offering ample space for either freestanding or fitted bedroom furniture.

Bathroom
Family Bathroom fitted with a three-piece white suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-flush WC. Side-facing obscure double-glazed window.

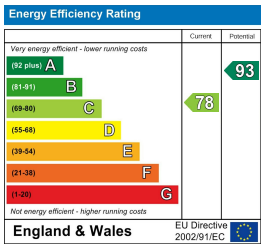
Exterior
To the front of the property is an open lawned garden, creating an attractive approach. The enclosed rear garden is mainly laid to lawn and features a flagged patio seating area, providing an ideal space for outdoor dining, entertaining and family enjoyment.

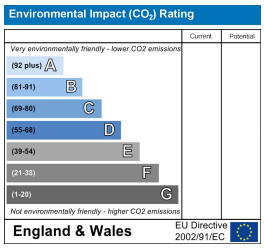
Area Map

Floor Plans



Energy Efficiency Graph





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