



Athelstane Crescent, Edenthorpe



welcome to

Athelstane Crescent, Edenthorpe Doncaster

Situated in this sought after location is the three bedroom semi-detached family home benefiting from front and rear gardens, a spacious breakfast kitchen and ground floor WC. Ideal for a first time buyers and growing families!



Entrance Hall

With a front facing composite door with double glazed obscure side panels and stairs which rise to the first floor landing.

Lounge

12' 7" x 13' 8" (3.84m x 4.17m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and laminate flooring.

Dining Kitchen

18' 1" x 8' 9" (5.51m x 2.67m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has space for a cooker, complimentary splashback tiling and additional space for a fridge-freezer. There is a breakfast bar area, a side facing double glazed window and double glazed French doors which lead out to the rear patio and garden beyond.

Utility Room

8' 5" x 7' 6" (2.57m x 2.29m)

With a work surface beneath which is plumbing for a washing machine and space for a dryer. There is a side door to the garden and access to the ground floor W.C.

Ground Floor W.C.

Fitted with a low flush WC, a central heating radiator and double glazed window.

First Floor Landing

With a side facing double glazed window and access to the loft via the hatch.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

With a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 5" x 7' 11" (3.48m x 2.41m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

11' 3" x 9' 4" (3.43m x 2.84m)

With a front facing double glazed window, a storage cupboard and a central heating radiator.

Family Bathroom

Fitted with a low flush WC, a wash hand basin, a shower cubicle with shower and a panelled bath with shower attachment. There is tiling to the walls and floor, a rear facing obscure double glazed window and a central heating radiator.

Outside

To the front of the property there is a low maintenance artificial lawned garden whilst to the rear there is a generous enclosed garden with patio areas ideal for hosting and entertaining, there is artificial grass and space for a garden shed.



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welcome to

Athelstane Crescent, Edenthorpe Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS
- GROUND FLOOR WC AND UTILITY ROOM
- GENEROUS ENCLOSED REAR GARDEN IDEAL FOR ENTERTAINING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126762 - 0002

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