



Edward Road, Carcroft Doncaster

welcome to

Edward Road, Carcroft Doncaster

GUIDE PRICE £150,000-£160,000 This spacious three bedroom semi detached home offers versatile family living accommodation spread across three floors. Benefiting from generous living space, a good sized rear garden and off road parking to the front. Ideal for a growing or extended family!



Entrance Hall

With a front facing UPVC double glazed door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With rear facing double glazed French doors to the garden, a central heating radiator and an electric feature fireplace to the focal point of the room.

Kitchen Dinner

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is space for a gas cooker with extractor above, complimentary splashback tiling, space for a fridge freezer and a tiled flooring. There are front and side facing double glazed windows, a central heating radiator and space for a dining table and chairs.

Utility Room

With two rear facing obscured double glazed windows, plumbing for a washing machine and a central heating radiator. A door gives access to the rear garden.

**First Floor Landing
Bedroom One**

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath with shower over. There is a side facing obscured double glazed window and a heated towel rail.

Loft Space

With stairs which rise from the landing, a rear facing skylight window and storage in the eaves.

Outside

To the front of the property there is a low maintenance garden with a generous shared driveway which intern leads to the detached garage. To the rear the garden is mainly laid to lawn with a patio area ideal for hosting and entertaining.

Garage

With up and over door and a further door to the side.



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Edward Road, Carcroft Doncaster

- GUIDE PRICE £150,000-£160,000
- THREE BEDROOM SEMI-DETACHED HOME
- ADDITIONAL LOFT ROOM
- OFF STREET PARKING
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126740 - 0003

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