



Scrooby Road, Bircotes Doncaster DN11 8AD

welcome to

Scrooby Road, Bircotes Doncaster

Tucked away within a CUL-DE-SAC in Bircotes, this impressive Mid-Terraced Home offers TWO RECEPTION ROOMS, FOUR BEDROOMS, SHOWER ROOM, alongside a MAIN BATHROOM. Boasting GENEROUS FRONT & REAR GARDENS. Must Be Viewed!



Ground Floor Accommodation

Entrance Porch

Having a UPVC entrance door.

Entrance Hall

Warm and welcoming entrance, featuring the stairs to the first floor accommodation, a central heating radiator and useful understairs storage cupboard housing the boiler.

Lounge

Spacious main reception room, boasting an exposed brick, feature fireplace with tiled hearth, a front facing double glazed window, central heating radiator and coving to the ceiling.

Dining Room

Second reception room offering a rear facing double glazed window and a central heating radiator.

Kitchen

Hosting a good range of fitted cabinetry with worktop over and inset sink with drainer. Benefitting from an integrated oven and two ring hob and having space for a washing machine. Having a rear facing double glazed window, central heating radiator, tiled splashbacks and flooring plus coving to the ceiling.

Shower Room

Lovely addition to the property, benefitting from a shower cubicle, wc and a wash hand basin with tiled splashbacks. Consisting of two rear facing double glazed windows with obscured view and a central heating radiator.

First Floor Accommodation

Landing

Spacious landing area providing access to all bedrooms.

Bedroom One

Generous double bedroom, complete with built in cupboards, a front facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Two

Double bedroom, having a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

Double bedroom, having a rear facing double glazed window and a central heating radiator.

Bedroom Four

Single bedroom with a front facing double glazed window.

Bathroom

Fitted with a bath, electric shower, pedestal wash hand basin and wc. Rear facing double glazed window with obscured view and a central heating radiator.

External

Walled front garden with pedestrian gate, well maintained grass lawn with plants and shrubs and plenty of potential for off road parking (subject to permission). Heading through the shared access between houses towards the rear elevation you are greeted with a generous size, enclosed garden, having a grass lawn, designated gravelled seating area and garden shed.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Scrooby Road, Bircotes Doncaster

- Lovely Mid-Terraced Home
- Two Reception Rooms
- Four Bedrooms
- Cul De Sac Location
- Scope for Further Improvements and Extension (subject to consent)

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108249 - 0004

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

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