

117 Sunnyside

Edenthorpe, Doncaster, DN3 2PF

Price Guide £170,000

Offers Invited Between £170,000 - £180,000

Situated in the sought-after area of Edenthorpe, Sunnyside presents an ideal opportunity for first-time buyers, growing families, or investors. This well-maintained semi-detached home offers a comfortable floor layout paired with notable recent upgrades throughout.

The ground floor features a welcoming entrance hall leading into a spacious, light-filled dual-aspect lounge and dining room, ideal for both everyday family life and entertaining. The newly fitted modern kitchen offers sleek cabinetry, ample worktop space, and integrated cooking appliances, leading through to a versatile utility room/study that opens out to the rear garden.

Upstairs, the first-floor landing leads to two generous double bedrooms, a well-proportioned third bedroom, and a stylish, recently refitted family bathroom complete with modern tiling and an overhead shower.

Externally, the property boasts a low-maintenance front garden with a block-paved driveway providing convenient off-road parking. To the rear, you'll find an enclosed garden featuring a paved patio seating area, lawn, mature borders, and a useful storage shed. Offered with a recently updated boiler, this move-in-ready home provides exceptional value in a convenient location close to local amenities, schools, and transport links.

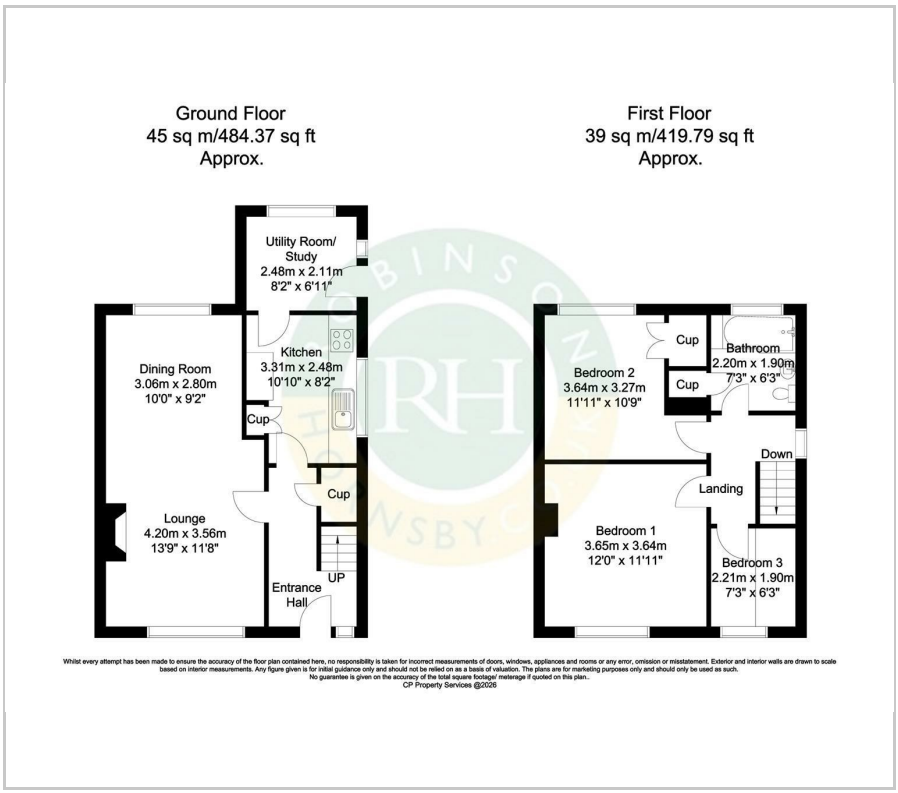
- **Offers Invited Between £170,000 - £180,000**
- Three-bedroom semi-detached home in a popular Edenthorpe location
- Recently fitted contemporary kitchen with integrated oven and gas hob
- Newly upgraded modern three-piece family bathroom with shower over bath
- Upgraded heating system featuring a recently installed boiler
- Generous dual-aspect lounge and dedicated dining area
- Added flexibility with a ground-floor utility room/study space
- Block-paved driveway, neat front garden, and enclosed rear garden with patio area
- No onward chain, call to view

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

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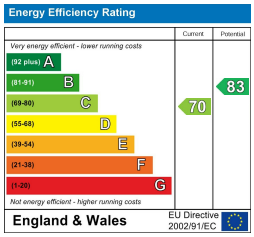
Floor Plan

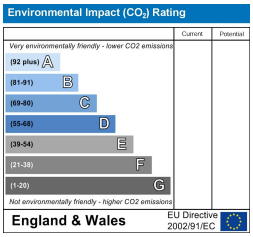


Area Map



Energy Efficiency Graph













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Robinson Hornsby, 12 Market Place, Tickhill, Doncaster, South Yorkshire, DN11 9HT
Tel: 01302 751616 Email: enquiries@robinsonhornsby.co.uk https://www.robinsonhornsby.co.uk