



**Coniston Road, Askern Doncaster**

**welcome to**

**Coniston Road, Askern Doncaster**

GUIDE PRICE £170,000-£180,000 This fabulous extended two bedroom semi-detached home is ideally located in the sought after area of Askern. The property offers spacious accommodation throughout, sits on a generous plot, and would be perfect for first time buyers or growing families!



### **Entrance Hall**

With a side facing sealed unit door, a central heating radiator and a front facing double glazed window. There are stairs which rise to the first floor landing and access to the ground floor W.C.

### **Ground Floor W.C**

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit, downlights to the ceiling and a chrome heated towel rail.

### **Dining Kitchen**

A spacious kitchen fitted with a range of wall and base units with coordinating worksurfaces housing the 1 and 1/2 bowl sink and drainer with mixer tap. There is space for a professional style cooker with has a five ring gas hob, space for a fridge freezer, plumbing for a washing machine and an integrated dishwasher. There is a front facing double glazed window, feature lighting, downlights, a fitted speaker, a central heating radiator and area for a dining table and chairs.

### **Lounge**

A fabulous room with double glazed French doors to the rear garden, a rear facing double glazed window, a central heating radiator and a feature media wall.

### **Bedroom One**

With two rear facing double glazed windows, a central heating radiator, fitted speakers and built in wardrobes providing a range of hanging and storage space.

### **Bedroom Two**

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

### **Bathroom**

Stylishly appointed and fitted with a low flush W.C., a wash hand basin, and a bath with a shower above. There is a front facing obscured double glazed window, a chrome heated towel rail, fitted speakers, complementary wall tiling, laminate flooring, and a useful storage cupboard.

### **Outside**

To the front of the property, there is a driveway providing ample off-road parking. The frontage is attractively presented with an artificial lawn, slate borders, and a gated access leading to the rear garden.

To the rear, the garden is fully enclosed and designed for low maintenance, featuring a patterned concrete patio area, artificial lawn, a garden shed, and a summer house.

### **Summer House**

With power, lighting, and French doors providing access to the garden, this is a fabulous space ideal for hosting or entertaining.

### **Additional Information**

The vendors have made us aware that the loft is boarded and is fitted with an access ladder.



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## Coniston Road, Askern Doncaster

- GUIDE PRICE £170,000-£180,000
- EXTENDED TWO BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- EXTENDED LOUNGE WHICH OPENS ONTO THE REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£170,000-£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126622 - 0004

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