



Granby Road, Edlington Doncaster

welcome to

Granby Road, Edlington Doncaster

Guide Price £165,000 - £175,000 This three bedroom semi-detached family home provides a modern and well-presented finish throughout with an en-suite to the primary bedroom, lounge with French doors, a kitchen diner, a ground floor WC and two allocated parking spaces. Available with no onward chain!



Entrance Hall

With a front facing composite door, a central heating radiator and stairs that rise to the first floor.

Ground Floor W.C.

Fitted with a WC, a corner hand wash basin with mixer tap, splashback tiling and an extractor.

Kitchen Diner

Fitted with a range of modern and contemporary wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a built-in fridge-freezer and dishwasher, a four ring electric hob with splashback and cooker hood above, an electric oven and grill and plumbing for a washing machine. There is laminate effect flooring, spotlights to the ceiling, a central heating radiator, a front facing double glazed window and area for a dining table and chairs.

Lounge

With two sets of rear facing French doors which open onto the rear garden. There is understairs storage and a central heating radiator.

First Floor Landing

There is an airing cupboard, a loft hatch and a central heating radiator.

Bedroom One

With two rear facing double glazed windows, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and an enclosed shower cubicle with tiled surround. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a P-shaped bath with a shower over. There is partial tiling to the walls, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property there is an open plan lawned garden whilst to the rear of the property there is an enclosed lawned rear garden with slate feature borders, footpath and patio area for outdoor dining and entertaining. There is a garden shed and a rear access gate which provides access to the rear allocated parking spaces.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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Granby Road, Edlington Doncaster

- Guide Price £165,000 - £175,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GROUND FLOOR WC
- REAR ASPECT LOUNGE
- PRIMARY BEDROOM WITH EN-SUITE

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

guide price

£165,000-£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125181 - 0005

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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