



**Bernard Road,Edlington Doncaster**

**welcome to**

**Bernard Road, Edlington Doncaster**

This impressive three bedroom semi-detached property is sat within a generous corner plot and benefits from a useful utility room, a spacious dining room and an enclosed garden to the rear. Ideally positioned close to a range of shops, schools and amenities.



### **Entrance Hall**

With a side facing exterior door, stairs which rise to the first floor landing, coving to the ceiling and a central heating radiator.

### **Lounge**

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

### **Dining Room**

With front and rear facing double glazed windows, a central heating radiator, coving to the ceiling and a useful storage cupboard. There is a feature fireplace to the focal point of the room and access through to the kitchen.

### **Kitchen**

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is an electric hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a rear facing double glazed window, coving to the ceiling, a central heating radiator and access to the side porch / utility.

### **Side Porch / Utility**

With upvc surround and a door to the rear garden.

### **First Floor Landing**

With a rear facing double glazed window, a loft hatch and a useful storage cupboard.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **W.C**

Fitted W.C and a rear facing obscured double glazed window.

### **Bathroom**

Fitted with a hand wash basin with mixer tap on a vanity unit, a bath with tiles surround and a rear facing obscured double glazed window. There is coving to the ceiling and a central heating radiator.

### **Outside**

Situated on corner plot the front garden is mainly laid to lawn and wraps around to the side, there is a gated driveway and a further pathway to the entrance hall. To the rear there is a low maintenance hard landscape garden with fencing to the perimeter and access to the rear aspect garage.

### **Garage**

With an up and over door.

### **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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welcome to

## Bernard Road, Edlington Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- POPULAR LOCATION
- CORNER PLOT POSITION WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING
- UTILITY ROOM AND KITCHEN
- SPACIOUS DINING ROOM AND LOUNGE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126991 - 0005

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