



Galway Drive, Bircotes DONCASTER DN11 8BN

Not for marketing purposes INTERNAL USE ONLY

welcome to

Galway Drive, Bircotes DONCASTER

Cul-De-Sac position with access to the wide range of amenities on offer in the centre of the town. Great location for access to schools and commuting via A1 motorway network. Viewing is via the agent by appointment only. No Chain & Vacant Possession, early viewing recommended.



Ground Floor Accommodation

Entrance

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

Lounge

Main reception room with a front facing double glazed bay window, coving to the ceiling and a central heating radiator.

Dining Room

Exposed brick feature fireplace and laminate style flooring. Patio doors leading out to the rear garden, coving and a central heating radiator.

Kitchen

With a side facing entrance door leading into the kitchen. Fitted with a range of wall and base units with stainless steel sink unit and drainer inset into coordinating work surfaces. Integrated electric oven & hob and space and plumbing for a washing machine. Under stairs storage cupboard and a rear facing window overlooking the garden.

First Floor

Landing

Cupboard housing the central heating boiler and a front facing double glazed window, loft access.

Bedroom One

Double bedroom fitted with wardrobes to one wall, drawers and a dressing table. Rear facing double glazed windows, coving and central heating radiator.

Bedroom Two

Good size third bedroom with a front facing double glazed window, central heating radiator.

Bedroom Three

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

Bathroom

Comprising of a low flush wc, vanity wash hand basin and a bath with an overhead shower. Rear facing double glazed window, tiled walls and central heating radiator.

External

Driveway to the front of the property along with a lawned area and borders, covered car port leads to the rear of the property.

At the rear there is a lovely mature garden with lawn and well stocked borders, block paved patio and a garden shed.

Agent 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

Galway Drive, Bircotes DONCASTER

- Offered with No Onward Chain & Vacant Possession
- Cul-De-Sac Location
- Two Reception Rooms
- Three Bedrooms, Family Bathroom
- Double Glazing & Gas Central Heating

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

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108391 - 0003

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