

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Station Road

Walkeringham, Doncaster, DN10 4JH

Asking Price £175,000



Council Tax: A



# 57 Station Road

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## ACCOMMODATION

uPVC double glazed entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, uPVC double glazed window to the side elevation, radiator, tiled flooring, coving to ceiling and door giving access to:

### LOUNGE

14'0" x 11'8" (4.27m x 3.56m )

uPVC double glazed window to the front elevation, radiator, cast iron tiled fireplace with wood surround and mantle and marble hearth, coving to ceiling.

### KITCHEN DINER

19'1" x 10'8" (5.83m x 3.26m )

uPVC double glazed window to the side elevation and uPVC double glazed patio doors to the rear elevation, fitted kitchen comprising base and drawer units with complementary work surface, tiled splashback, inset ceramic sink and drainer with mixer tap, space for cooker, tiled flooring, radiator, storage cupboard built into alcove and second useful storage cupboard. Doorway giving access into:

### UTILITY ROOM

9'4" x 8'1" (2.86m x 2.48m )

uPVC double glazed window to both side elevations and uPVC double glazed entrance door with side window to the side elevation, fitted base units with complementary work surfaces and tiled splashback, inset circular sink and drainer with mixer tap, space for fridge freezer and low level appliances including automatic washing machine and dryer, radiator and tiled flooring. Door giving access to:

### W.C.

6'3" x 2'7" (1.93m x 0.81m )

uPVC double glazed window to the side elevation, w.c. and tiled flooring.

### FIRST FLOOR LANDING

Wooden uPVC double glazed window to the side elevation, loft access and doors giving access to:

### BEDROOM ONE

14'0" x 12'6" (4.28m x 3.82m )

uPVC double glazed window to the front elevation, radiator and wardrobe built into alcoves.

### BEDROOM TWO

11'8" x 10'8" (3.57m x 3.27m )

uPVC double glazed window to the rear elevation, radiator and two useful storage cupboards.

### BEDROOM THREE

9'6" x 6'11" to its maximum dimensions (2.91m x 2.13m to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator and built in wardrobe.

### FAMILY BATHROOM

7'0" x 6'10" (2.15m x 2.10m )

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin and panel sided bath with electric shower over, part tiled walls, heated towel rail and storage cupboard.

### EXTERNALLY

To the front the driveway allows off road parking for multiple vehicles with lawned garden which is hedge lined. A gate gives access to a side pathway leading to the enclosed rear garden which is mainly set to

lawn with slabbed patio area, wooden shed and open field views to the rear.

TENURE - Freehold

### COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



## Road Map



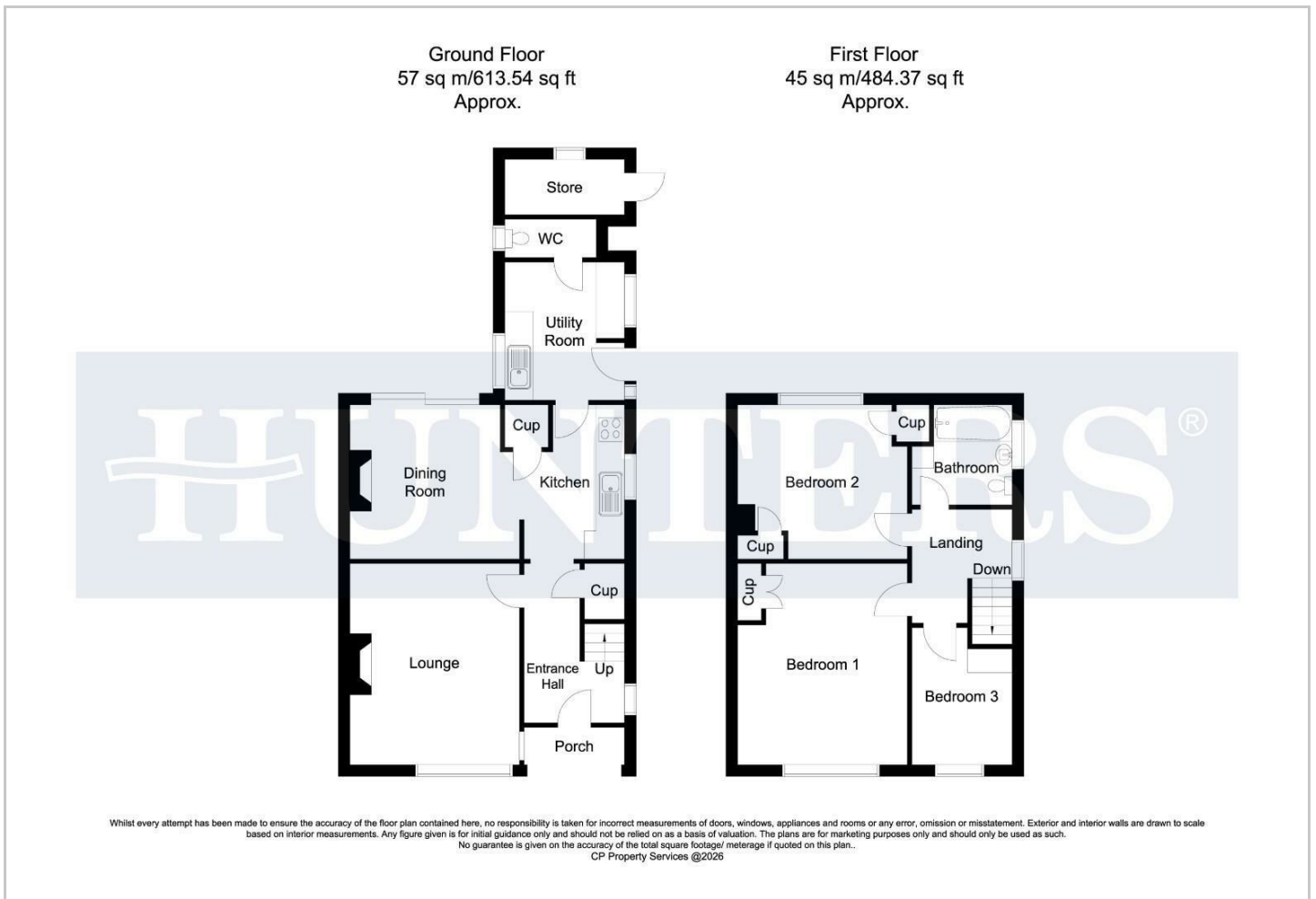
## Hybrid Map



## Terrain Map



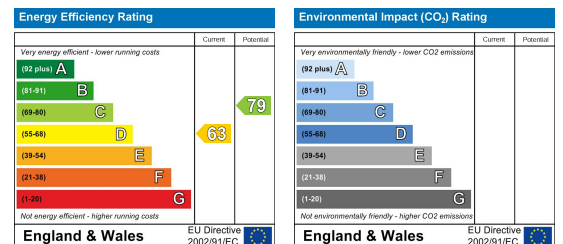
## Floor Plan



## Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.