



## Sidings Drive

Denaby Main, Doncaster, DN12 4BF

Guide Price £140,000



- HUNTERS ESTATE AGENT CAN HELP ARRANGE YOUR MORTGAGE
- POPULAR LOCATION
- DOWNSTAIRS WC
- MODERN FIXTURES AND FITTINGS

- TWO BEDROOM SEMI DETACHED PROPERTY
- STYLISH DECOR
- LARGE ENCLOSED REAR GARDEN
- EPC RATING B

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## ENTRANCE HALL

Through a red composite door this leads straight into the homes hallway having room for coats and shoes, with doors leading to downstairs wc and lounge area.

## WC

5'00" x 2'7" (1.52m" x 0.79m")

Handy addition to any busy household, comprising of low flush WC, wash hand basin and uPVC window to the side elevation.

## LOUNGE

13'11 x 12'01 (4.24m x 3.68m)

A light and airy living space, drenched in natural light through two uPVC windows. Newly decorated in light grey, with wall mounted radiator, aerial point and telephone point in place. Staircase rising to first floor landing and further door opening into the kitchen area.

## KITCHEN

12'02 x 10'10 narrowing to 7'09 (3.71m x 3.30m narrowing to 2.36m)

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful white kitchen with an array of wall and base units providing plenty of storage space, marble effect work surfaces over, with built in four ring stainless steel gas hob and electric oven, extractor fan over, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine, wall mounted radiator with space for tall fridge freezer. Neutral décor, uPVC window with handy understairs storage cupboard and uPVC door leading out to the enclosed rear garden.

## LANDING

Spacious landing with doors leading to both bedrooms and family bathroom.

## BEDROOM ONE

12'04 x 10'08 narrowing 8'02 (3.76m x 3.25m narrowing 2.49m)

A well presented large master bedroom with plenty of space for extra furniture, modern décor, wall

mounted radiator and uPVC front facing window.

## BEDROOM TWO

12'02 x 7'09 (3.71m x 2.36m)

A further good sized double bedroom comprising wall mounted radiator and uPVC rear facing window. Door to a cupboard located in the corner adding extra storage space.

## BATHROOM

6'01 x 6'01 narrowing 5'06 (1.85m x 1.85m narrowing 1.68m)

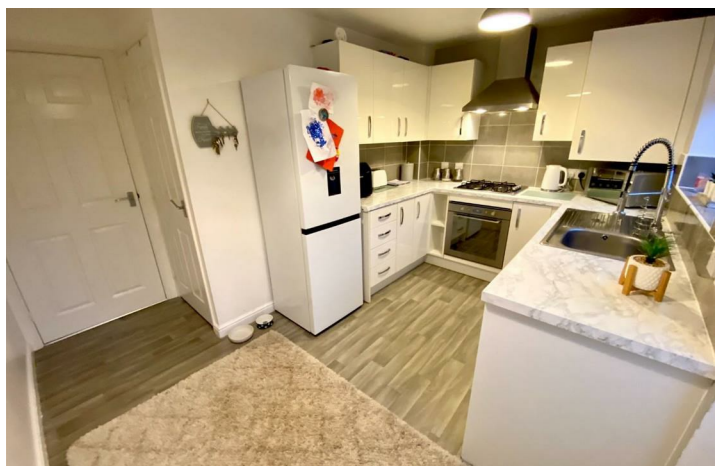
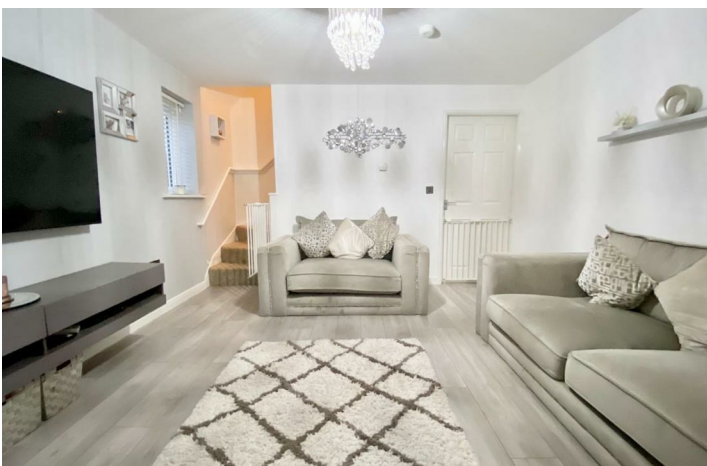
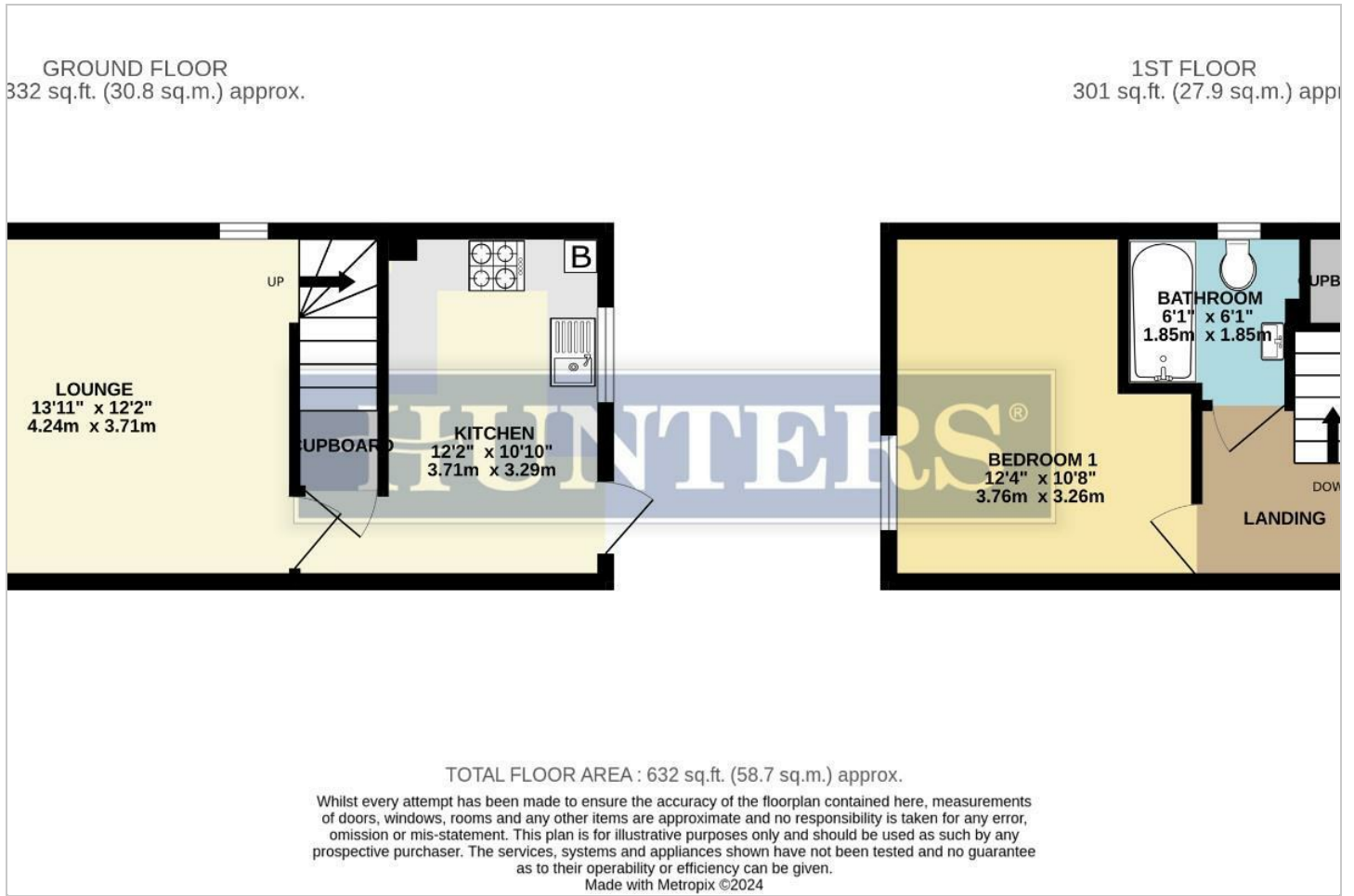
Family sized bathroom with white three piece suite, ideal spot to relax and unwind, comprising panelled bath, low flush WC, and wash hand basin. Splash back tiling with wall mounted radiator and frosted uPVC window.

## EXTERIOR

To the front of the property is a pebbled driveway allowing further off road parking. Having a lawn area adding to the kerb appeal of this property and pathway leading to front entrance door.

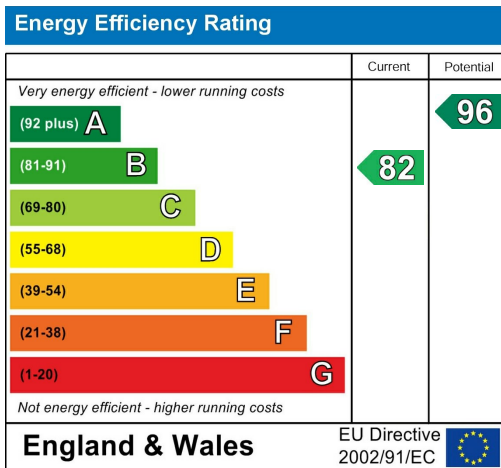
To the rear stands a generous size fully enclosed garden, benefiting from plenty of sunshine throughout the day with the perfect seating spot from the large slabbed patio area. Partly laid to lawn with wooden built shed providing further storage.

# Floorplan





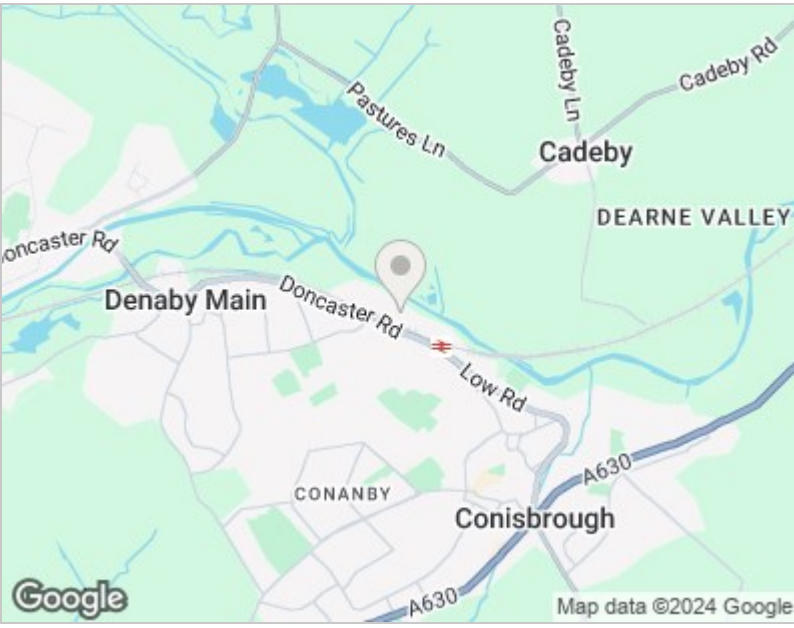
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevally@hunters.com](mailto:dearnevally@hunters.com)  
<https://www.hunters.com>

