



## Green Lane

Barnburgh, doncaster, DN5 7HR

Guide Price £140,000 - £150,000



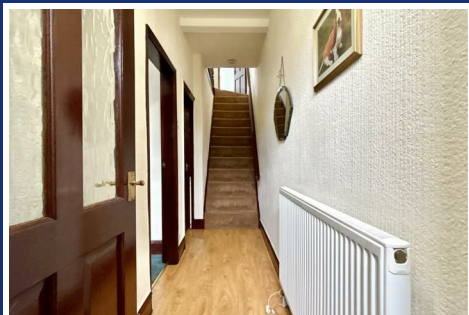
- TWO BEDROOM MID TERRACE PROPERTY
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- EPC RATING: F

- STUNNING VIEWS
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND: A

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Nestled in the charming village of Barnburgh, Doncaster, this delightful two double bedroom mid-terrace house offers a wonderful opportunity for both first-time buyers and investors alike. Situated on Green Lane, the property boasts stunning views that enhance its appeal, making it a sought-after location.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, comprising a comfortable lounge and a dining room, perfect for entertaining guests or enjoying family meals. The ground floor also features a well-appointed kitchen and a convenient utility/cloak room, adding to the practicality of the living space.

As you ascend to the first floor, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The first floor is completed by a good-sized bathroom, ensuring that all essential amenities are readily available.

This property is ideally situated for those who require a good commute, making it an excellent choice for professionals. Furthermore, it presents a fantastic opportunity for individuals looking to personalise their new home, allowing you to put your own unique stamp on the space.

With its appealing features and prime location, this mid-terrace house is not to be missed. Whether you are looking to settle down in a picturesque village or seeking a promising investment, this property is sure to meet your needs.



## ENTRANCE HALL

Via a decorative wooden door this opens into the entrance hall with further door leading to the spacious inner hall, ideal for coats and shoes, having staircase rising to first floor, wall mounted radiator with doors leading to lounge and dining room.

## LOUNGE

12'2" x 11'5" (3.71m x 3.48m)

Beautifully designed living area with half bay double glazed window to the front filling the room with natural sources of light. Carpet flooring with wall mounted radiator with plenty of space for furniture. Having open fireplace giving a focal point to the room aswell as a cosy feel creating the perfect space for entertaining family and friends.

## DINING ROOM

12'6" x 12'5" (3.81m x 3.78m)

Great space to have those family meals or celebrate the holidays, this room comprises of wooden double glazed window to the rear, laminate flooring and wall mounted radiator. Further doors leading to the cellar and Kitchen area.

## KITCHEN

7'5" x 10'6" (2.26m x 3.20m)

Here we have the Kitchen. Offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring electric hob with extractor fan over, double electric oven and stainless steel sink and drainer with matching mixer tap. Benefitting from tile flooring with wooden double glazed window and uPVC door leading outside to the rear garden. Further door leading to the wet room.

## UTILITY / CLOAKROOM

7'4" x 6'5" (2.24m x 1.96m)

Handy addition to have, comprising of shower unit with partially tiled walls and wooden double glazed window to the rear. Further door leading to sperate WC.

## LANDING

From the spacious landing doorways lead to both double bedrooms and family bathroom. Comprising of neutral décor and carpet flooring. Access to loft.

## BEDROOM ONE

16'1" x 11'5" (4.90m x 3.48m)

A large master bedroom boasting built in wardrobe providing the extra storage space we all crave. Comprising of carpet flooring, wall mounted radiator and wooden double glazed window overlooking the front garden and the stunning views.

## BEDROOM TWO

10'1" x 12'5" (3.07m x 3.78m)

A further good sized double bedroom with plenty of room for extra bedroom furniture, wall mounted radiator, carpet flooring and wooden double glazed window.

## BATHROOM

7'6" x 10'6" (2.29m x 3.20m)

An elegant family bathroom, partially tiled in serene tones, fitted with five piece suite. Comprising of shower cubicle, low flush WC, bidet, panelled bath and wash hand basin with storage underneath. Extra bonuses of built in storage cupboard, heated towel rail and frosted double glazed window to the rear.

## EXTERIOR

The front of the property offers beauty, partly paved with path leading to front entrance. Easy to maintain plant and shrubs adding colour. On street parking to the front aswell as parking to the rear.

At the rear is a fully enclosed low maintenance garden/yard, fully paved making this a great space for seating and enjoying the warmer months. Rear gate giving access to the rear parking.

Floorplan



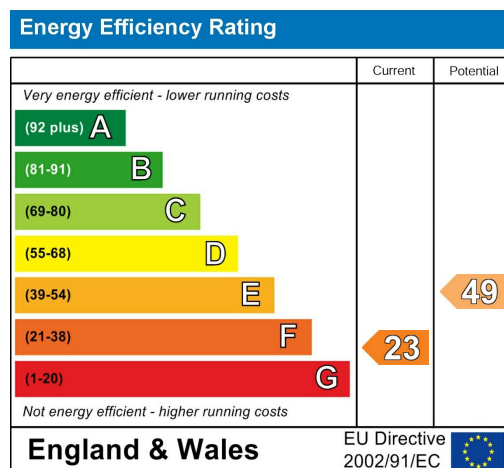








## Energy Efficiency Graph



## 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.

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