



Princess Street

Doncaster, South Yorkshire, DN6 7LX

Guide Price £160,000 - £170,000

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- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- GENEROUS DIMENSIONS
- DOWNSTAIRS WC AND SHOWER
- EPC RATING: TBC
- SPLENDID LARGE REAR GARDEN
- GOOD COMMUTE LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- FREEHOLD
- COUNCIL TAX BAND: A

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Nestled on the delightful Princess Street in Doncaster, South Yorkshire, this charming three-bedroom semi-detached home offers a perfect blend of comfort and space. As you step inside, you are greeted by a warm and inviting atmosphere that makes you feel right at home. The property boasts a well-designed layout, ideal for families or those seeking extra room for guests.

The heart of the home is the spacious living area with open doorway leading to the dining area with half bay window, which provides a wonderful space for relaxation and entertaining. Natural light floods through the windows, creating a bright and airy environment. The kitchen is generously sized with plenty of room for kitchen appliances to prepare meals and gather with loved ones.

One of the standout features of this property is the enclosed extensive garden, which offers a private outdoor retreat. Whether you wish to enjoy a morning coffee in the sun, host summer barbecues, or create a play area for children, this garden provides endless possibilities for outdoor enjoyment.

The three bedrooms are generously sized, providing ample space for rest and personalisation. Each room offers a peaceful sanctuary, perfect for unwinding after a long day. The property is also conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and commuters alike.

In summary, this semi-detached home on Princess Street is a wonderful opportunity for those seeking a comfortable and spacious living environment in Doncaster. With its charming features and expansive garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your new home.

ENTRANCE HALL

Stepping through a white uPVC door leads into this captivating property. Having a roomy entrance space being a great space for a cloakroom. With stairs rising to the first floor and doors leading to the kitchen and dining area.

LOUNGE

11'9" x 15'0" (3.58m x 4.57m)

A cosy living space, neutrally decorated for a relaxed and cosy feel with electric fire with brick chimney breast giving a great focal point to the room. Having carpet leading through the open doorway into the dining area making this a great social space to entertain family and friends. Wall mounted radiator with plenty of space of extra furniture and uPVC windows with uPVC external door giving access to the rear garden.

DINING ROOM

10'4" x 12'0" (3.15m x 3.66m)

Perfect room to sit and enjoy a nice family meal. Having carpet flooring, wall mounted radiator and half bay uPVC window to the front.

KITCHEN

12'1" x 11'8" (3.68m x 3.56m)

Hosting an array of wall and base units providing storage space, complimentary work surfaces over, stainless steel sink with drainer and matching mixer tap, plumbing and space for washing machine and space for fridge freezer. Easy to clean vinyl flooring with uPVC window to the side allowing natural sources of light. Further door leading to handy understairs pantry and further door leading to downstairs shower area.

DOWNSTAIRS WC

5'0" x 2'7" (1.52m x 0.79m)

Handy addition to any busy household. Comprising of WC, vinyl flooring and frosted UPVC window to the rear.

SHOWER AREA

6'7" x 2'7" (2.01m x 0.79m)

Having shower cubicle in place with shower curtain in place and uPVC door leading to rear garden.

LANDING

A roomy landing with doors leading to all three bedrooms and shower room. Having carpet flooring,

neutral décor with uPVC window to the front elevation and handy storage cupboard located to the side.

BEDROOM ONE

12'1" x 14'9" (3.68m x 4.50m)

Generously sized master bedroom with large built in wardrobes providing that extra storage a family needs. Comprising of wall mounted radiator, carpet flooring and large uPVC window over looking the beautiful rear garden.

BEDROOM TWO

10'3" x 12'0" (3.12m x 3.66m)

A further good sized double bedroom with again built in wardrobes creating extra storage space. Comprising of wall mounted radiator, carpet flooring and uPVC window to the front elevation.

BEDROOM THREE

7'4" x 11'9" (2.24m x 3.58m)

Good sized single bedroom having carpet flooring with wall mounted radiator and uPVC window to the rear elevation.

WET ROOM

4'4" x 10'6" (1.32m x 3.20m)

House shower room with three-piece suite, comprising of shower unit in place, vanity unit with wash hand basin and low flush WC. Partially tiled walls with frosted double-glazed window and wall mounted radiator.

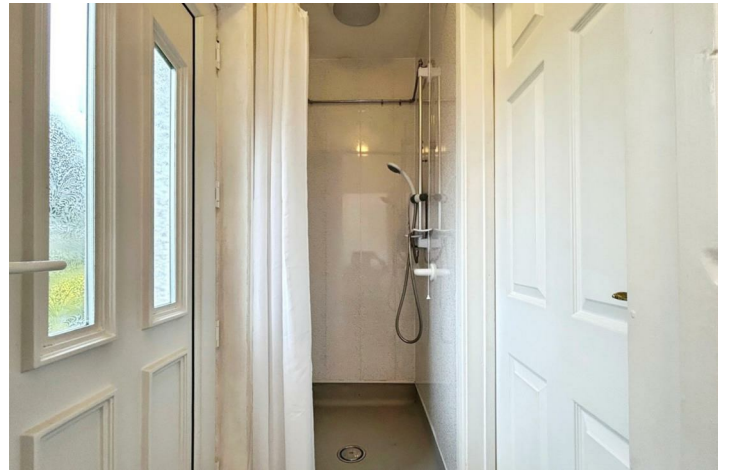
EXTERIOR

The front of the property has great curb appeal, having a enclosed front garden space being mainly laid to lawn with beautiful plants and shrubs and steps rising to the front entrance door. Path leading down the side of the property giving access to the rear via a wooden gate.

To the rear of the property is a large fully enclosed rear garden. Established with plants and shrubs creating splashes of colour with plenty of scope to make the perfect place to sit and unwind in the summer months.

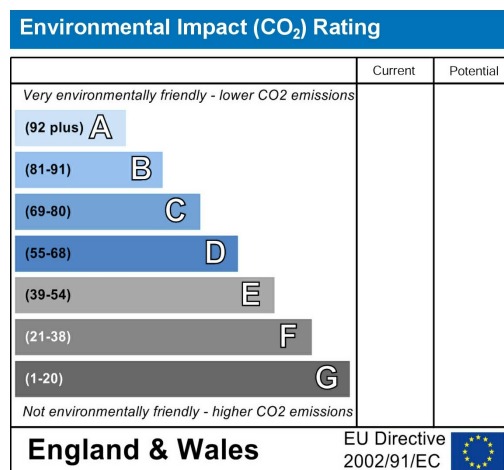
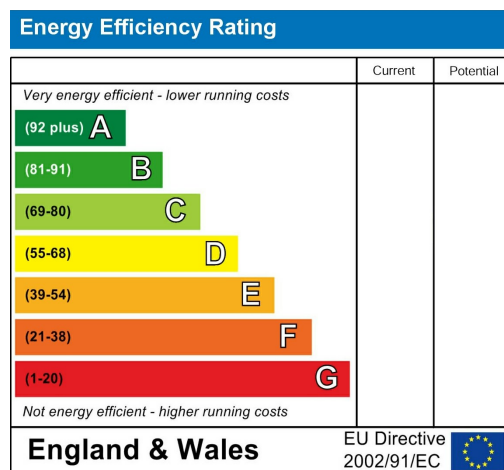
Floorplan







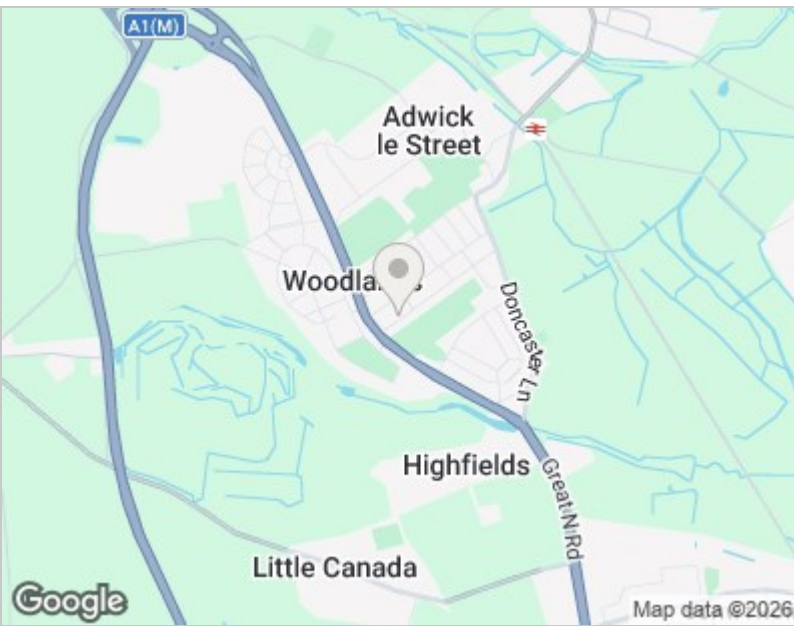
Energy Efficiency Graph



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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