

HUNTERS®

HERE TO GET *you* THERE



Shrewsbury Road

Bircotes, Doncaster, DN11 8DD

£135,000



Council Tax: A



37 Shrewsbury Road

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ACCOMMODATION

uPVC double glazed entrance door leading into Entrance Porch with glazed wooden door giving access to:

ENTRANCE HALLWAY

Radiator, stairs rising to the first floor accommodation and doors giving access to:

BEDROOM

11'11" x 10'0" (3.64m x 3.06m)

uPVC double glazed window to the front elevation and radiator.

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11'11" x 10'0" (3.64m x 3.06m)

uPVC double glazed window to the side elevation and radiator.

WET ROOM

10'11" x 10'7" (3.34m x 3.24m)

uPVC double glazed window to the rear elevation, suite comprising w.c., wash hand basin with tiled splashbacks and walk in shower cubicle, radiator and wall mounted gas fired central heating boiler.

UNDER STAIRS STORAGE AREA

With uPVC double glazed window to the rear..

LOUNGE

15'0" x 13'0" (4.59m x 3.97m)

uPVC double glazed window to the front elevation, two radiators, fireplace housing log burning stove, door giving access to:

BREAKFAST KITCHEN

12'11" x 10'11" (3.95m x 3.34m)

uPVC double glazed window to the rear elevation, uPVC double glazed door giving access to the rear utility area. Gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset stainless steel sink and drainer, integrated electric oven, four ring hob, integrated fridge freezer, tiled flooring and radiator.

REAR UTILITY AREA

9'4" x 6'0" (2.85m x 1.85m)

uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the side elevation leading out to the York stone patio area and lawned enclosed garden beyond, provision for automatic washing machine, part tiled walls.

FIRST FLOOR LANDING

Stairs rising to first floor with half landing and uPVC double glazed window to the rear elevation, door giving access to:

BEDROOM

14'11" x 10'7" (4.57m x 3.25m)

uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobes with mirrored fronts and sliding doors.

FAMILY BATHROOM

10'10" x 9'1" (3.32m x 2.78m)

uPVC double glazed window to the rear elevation, three piece suite comprising w.c., pedestal wash hand basin, corner bath with tiled splashbacks, radiator and useful storage/cleaning cupboard.

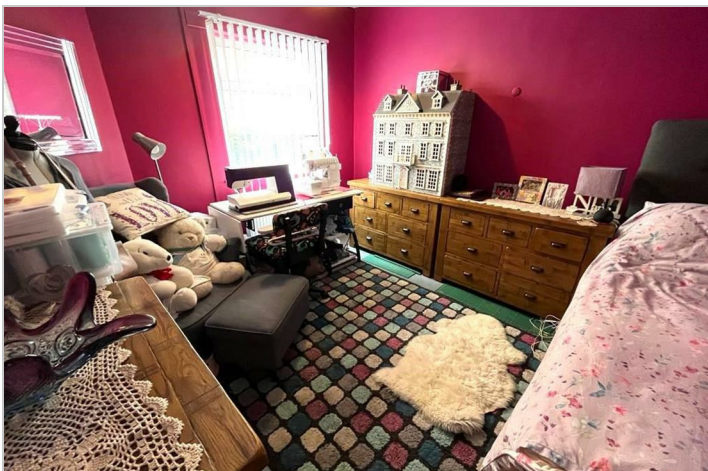
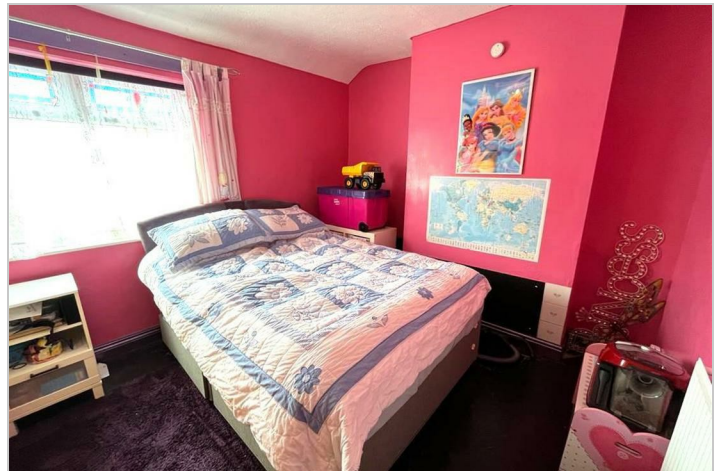
EXTERNALLY

To the front of the property is a slabbed driveway with off road parking for a number of vehicles with shalled area to the side. The rear garden is enclosed with lawned area and York stone patio.

COUNCIL TAX

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

TENURE - FREEHOLD



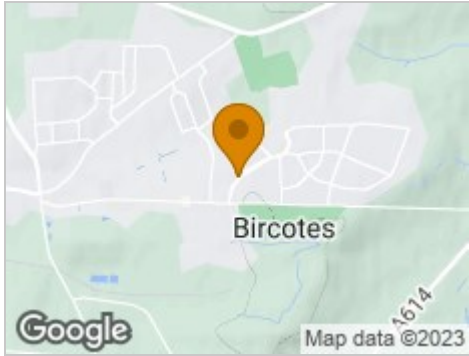
Road Map



Hybrid Map



Terrain Map



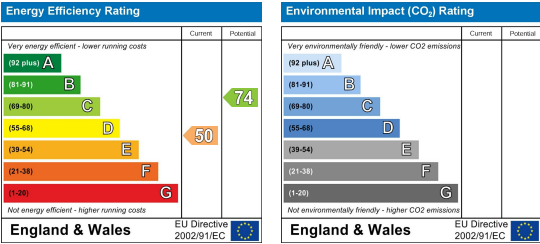
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 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.