

# HUNTERS<sup>®</sup>

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## Marton Grove

Hatfield, Doncaster, DN7 6JD

Offers In The Region Of £160,000



Council Tax: B



# 20 Marton Grove

Hatfield, Doncaster, DN7 6JD

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## ACCOMODATION

The property is accessed via a white uPVC door with glass panel and window to the side elevation leading into:

### ENTRANCE HALLWAY

3'4" x 14'7" (1.03m x 4.45m )

Provides access to the Lounge, Dining Room and Kitchen, stairs rising to the first floor accommodation with understairs storage, concealed radiator, telephone point.

### LOUNGE

11'8" x 12'11" (3.56m x 3.95m )

TV point, feature fireplace with gas flame effect fire and surround, two wall lights and shelf, sliding doors leading into:

### DINING ROOM

10'2" x 13'8" (3.12m x 4.19m )

Feature fireplace with wood surround housing electric flame effect fire. TV point, shelving to recess, sliding door leading out to the rear garden and radiator.

### KITCHEN

7'11" x 9'4" (2.43m x 2.86m )

Wall and base units with space and plumbing for automatic washing machine, space for gas cooker, wall mounted Worcester boiler, one and a half stainless steel sink with mixer tap, cupboard with Beko fridge which the vendors are leaving together with wall mounted fuse box and meter. Tiled flooring and uPVC door to the side elevation with glass panel.

## FIRST FLOOR LANDING

6'9" x 7'9" (2.08m x 2.38m )

Providing access to all three Bedrooms and the Bathroom., loft access and window to the side elevation.

### BEDROOM ONE

9'8" x 13'7" (2.97m x 4.15m )

two wall lights, window to the front elevation and radiator.

### BEDROOM TWO

8'3" x 12'7" (2.53m x 3.84m )

Build in wardrobes, window to the rear elevation and radiator.

### BEDROOM THREE

8'8" x 7'10" (2.65m x 2.40m )

Shelving, window to the front elevation and radiator.

### BATHROOM

6'9" x 7'6" (2.08m x 2.29m )

Tiled throughout with matching white suite comprising panel sided bath, pedestal wash hand basin, low level flush w.c., corner shower unit, vanity unit with shaving socket over, towel rail, vinyl flooring, spotlights to ceiling, window to the rear elevation and radiator.

## EXTERNALLY

To the rear is lawned area with paving, outside tap, security light, mature border with shrubs and three wood sheds one with power, shelving. Also a gate to the shared access to the side and external light. The front of the property is laid to paving allowing off street parking for up to three cars and provides access to the Garage to the front of the property.

Tel: 01302 710773

## GARAGE

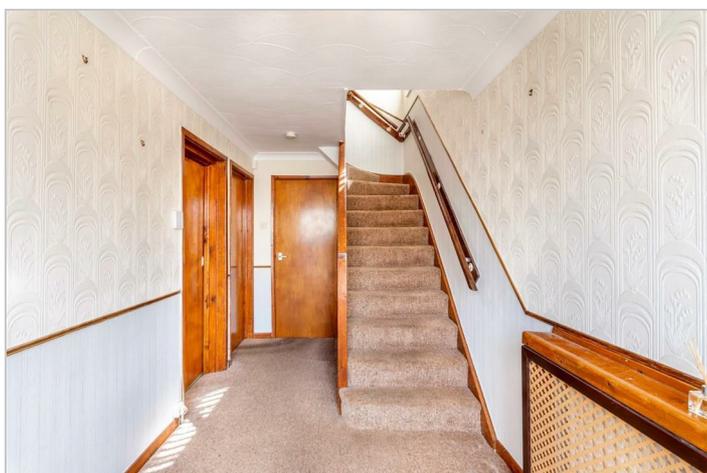
8'2" x 16'1" (2.51m x 4.92m )

Electric door, shelving and wall mounted gas meter, power and lighting.

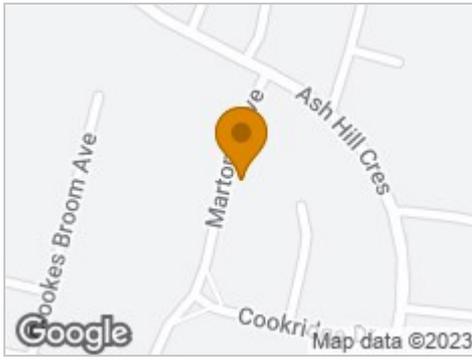
## COUNCIL TAX

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

TENURE - FREEHOLD



## Road Map



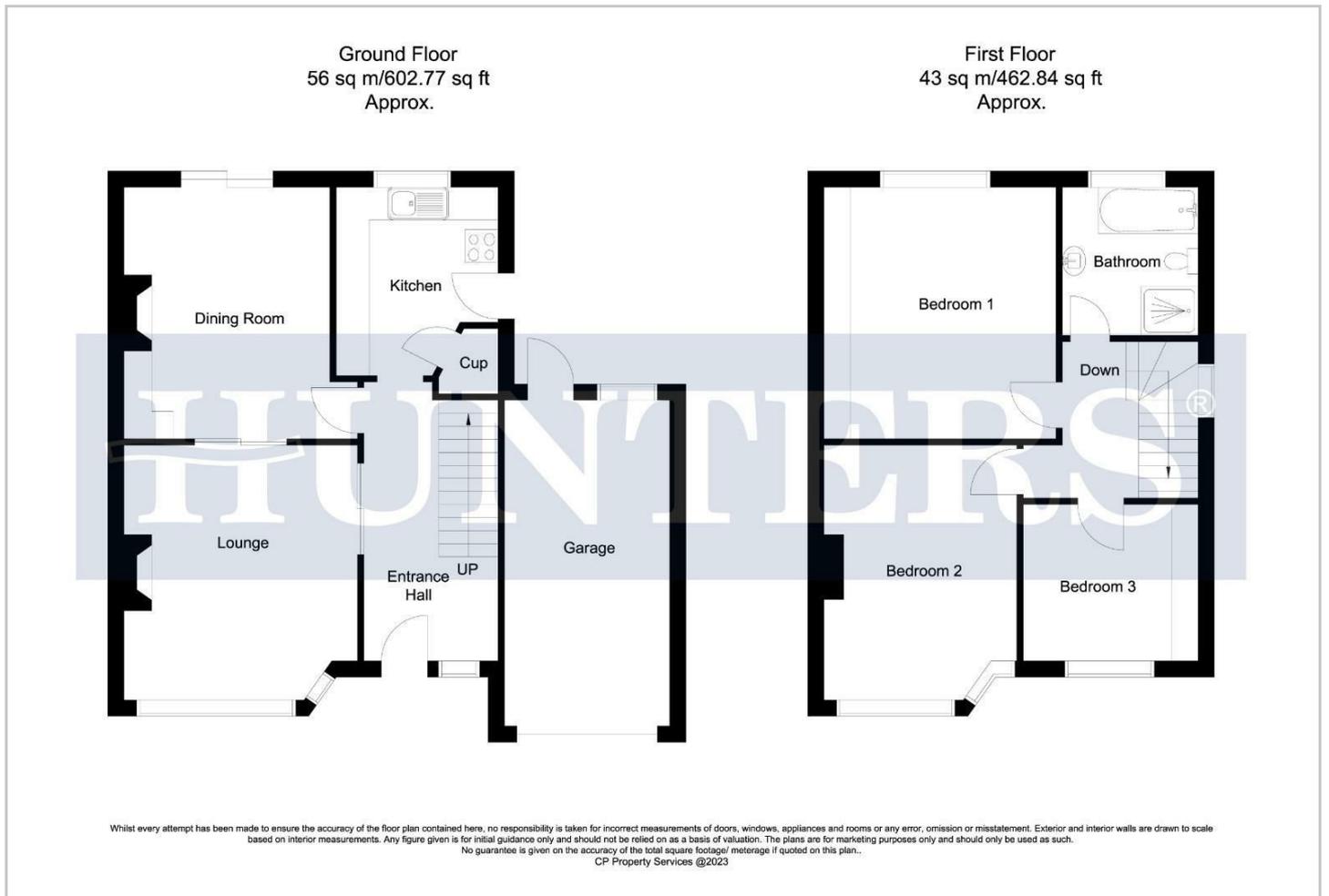
## Hybrid Map



## Terrain Map



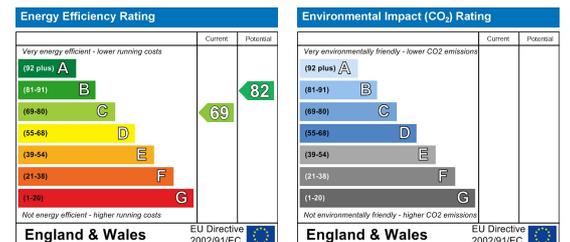
## Floor Plan



## 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.