



59 Milton Road, Carcroft , DN6 8QL

£160,000 - £170,000 Guide Price!! Attractive 3-Bedroom Semi-Detached Home with Large Garden, Modern Interiors & Excellent Parking & Outer-Building which has been converted into a bar!

This delightful three-bedroom semi-detached property offers a fantastic combination of modern living, generous outdoor space, and convenient location. With its spacious accommodation and unique garden features.

Upon arrival, the property immediately impresses with its shared driveway and ample off-road parking for multiple vehicles – a rare and valuable benefit for any household.

Step inside and you are greeted by a stylish, modern kitchen and dining area, the true heart of the home. This inviting space is fitted with a range of contemporary units, complemented by plenty of room for family dining. Patio sliding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with fitted wardrobes, providing excellent storage. A modern family bathroom serves all bedrooms and completes the upper floor.

The property also benefits from double glazing and gas central heating throughout, ensuring year-round comfort and energy efficiency.

Outside, this home really comes into its own. The substantial rear garden provides a wonderful space. At the bottom of the garden, you'll find a superb outbuilding currently used as a bar – a brilliant addition for entertaining friends and family, or easily adaptable into a home office, gym, or hobby room.

This is a property that truly needs to be seen to be appreciated. Offering a fantastic blend of modern comfort, generous outdoor space, and unique features, it's a home not to be missed.

Guide price £160,000

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- Spacious semi-detached family home
- Family bathroom upstairs
- Large rear garden
- Close to all local amenities & schools
- Three bedrooms, with fitted wardrobes to the master
- Shared driveway with off-road parking for multiple cars
- Gas central heating & double glazing
- Large modern kitchen/dining area with patio doors to garden
- Outer-building in rear garden converted into a bar
- Council Tax Band A & EPC rating: C

Entrance 16'4" x 11'8" (5.00 x 3.57)

Lounge

13'2" x 12'11" (4.02 x 3.94)

Kitchen/Diner

19'4" x 10'3" (5.90 x 3.14)

Master bedroom

10'5" x 10'7" (3.19 x 3.23)

Bedroom 2

11'1" x 8'11" (3.40 x 2.72)

Bedroom 3

8'9" x 7'10" (2.68 x 2.41)

Bathroom

7'10" x 5'2" (2.39 x 1.60)

Outer-Building

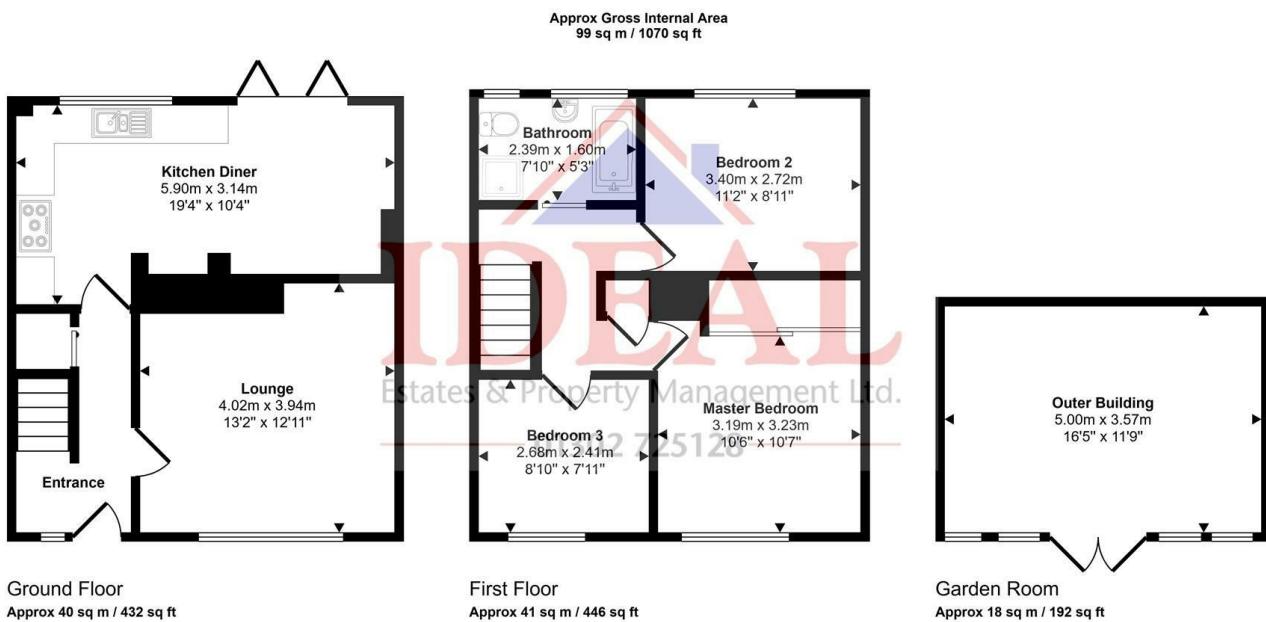


Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		84
(81-91)	B		72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	