



## 40 Norbreck Road, Askern , Doncaster, DN6 0PE

£130,000 - £140,000 Guide Price!! Situated in a popular and convenient location, this two bedroom semi-detached home offers a wonderful opportunity for those seeking comfortable living in a well-connected area. Ideally suited to growing families or first-time buyers, the property combines generous living space.

Upon entering, you are greeted by a spacious hallway that flows seamlessly into the lounge area creating the perfect space for relaxing or entertaining guests. To the rear, the conservatory provides an abundance of natural light and offers an excellent additional living area, overlooking the good-sized rear garden.

The kitchen is well-proportioned and practical, with ample cupboard and worktop space, offering plenty of potential for modernisation to suit personal taste.

Upstairs, the home offers two comfortable bedrooms, each providing flexibility. A family bathroom completes the first floor.

Externally, the property boasts a generous front & rear garden, providing ample space for outdoor activities or further landscaping. To the front, there is on-road parking available.

Further benefits include double-glazed windows throughout, Council Tax Band A, and an EPC Rating of C, ensuring energy efficiency and low running costs.

Located close to a range of local amenities, schools, shops, and public transport links, this property offers excellent convenience while being situated in a pleasant residential setting.

Early viewing is highly recommended to appreciate everything it has to offer.

**Guide price £130,000**

# 40 Norbreck Road, Askern , Doncaster, DN6 0PE



- 2 bed semi detached property
- Conservatory to the rear
- Ideal for first time buyers & home owners
- Council tax band: A & EPC rating: C
- Spacious lounge
- Modern family bathroom
- No onward chain
- Family kitchen
- Good sized rear & side garden
- Double glazed windows & Gas central heating

**Entrance** 8'9" x 4'5" (2.68 x 1.36 )

**Kitchen**  
13'3" x 9'7" (4.05 x 2.94 )

**Lounge**  
19'1" x 10'9" (5.82 x 3.28 )

**Conservatory**  
11'8" x 7'1" (3.57 x 2.17 )

**Master bedroom**  
10'4" x 11'2" (3.16 x 3.41 )

**Bedroom 2**  
12'11" x 9'3" (3.94 x 2.84 )

**Bathroom**  
8'6" x 8'2" (2.60 x 2.51)

**Storage**



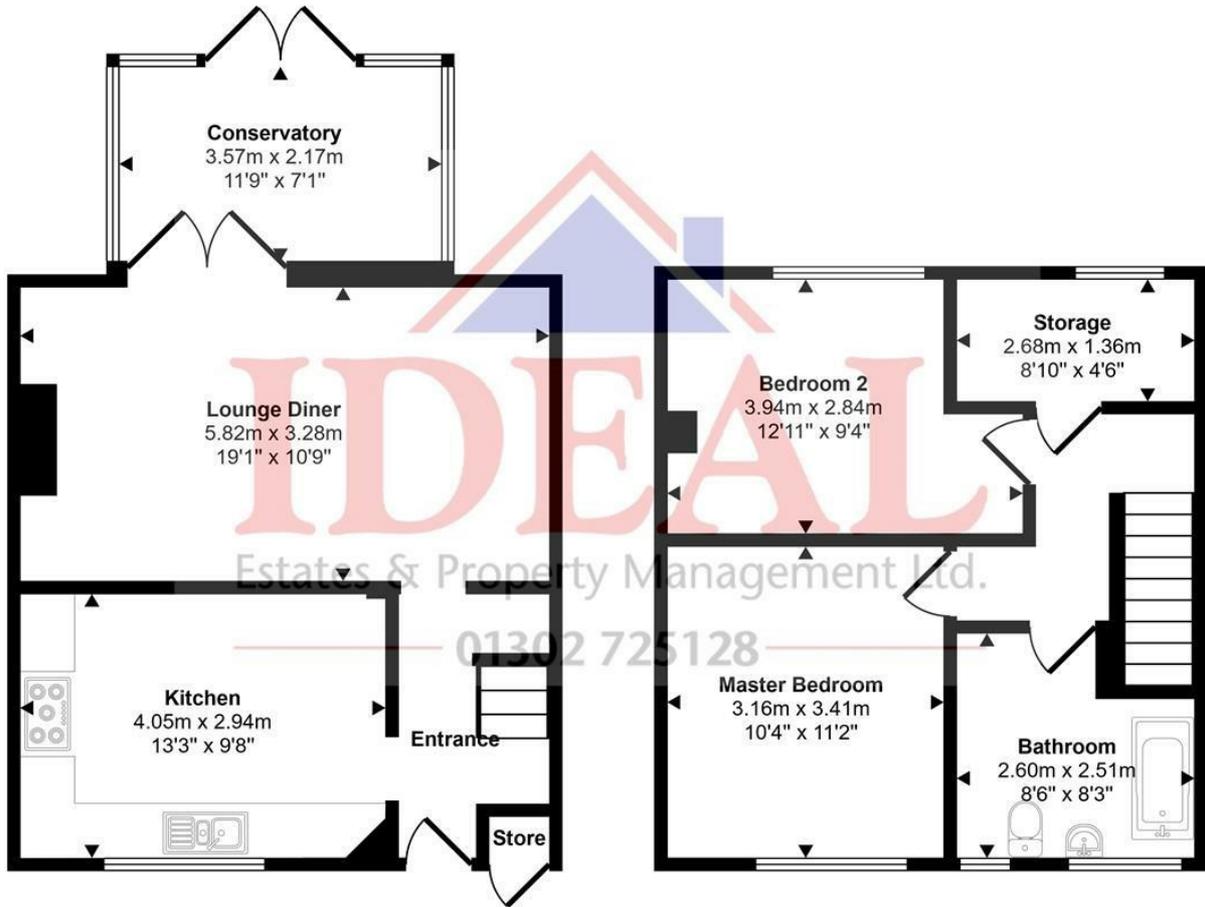
## Directions

The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.



# Floor Plan

Approx Gross Internal Area  
84 sq m / 906 sq ft



Ground Floor  
Approx 46 sq m / 499 sq ft

First Floor  
Approx 38 sq m / 407 sq ft

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		71	77				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	