



11 Cranleigh Gardens

Adwick-Le-Street, Doncaster, DN6 7DQ

Offers in the region of £162,000



Located in the sought after area of Adwick-Le Street is this, extended, family sized semi-detached home which briefly comprises of two reception rooms, a fitted kitchen / diner and good sized conservatory. The first floor comprises of three bedrooms and a family bathroom. This home is supplied with a combi boiler, double glazing, front and rear gardens with a driveway, detached garage and offered with no chain.

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond. Viewing is advised on this great family home that would also be great for a first time buyer.



Front entrance hallway

A spacious front hallway with UPVC door, leading to the stairs and kitchen having a radiator, metre cupboard and under stairs storage.

Lounge/diner

This great sized dual aspect lounge and dining room. The lounge overlooks the front view with oak style laminate flooring, several power points, two radiator and an electric feature fire place with wooden surround. This room is open plan and leads through to the dining room with sliding patio doors to the conservatory.

Kitchen

An extended fitted kitchen / dining room, offering a wide range of maple wall and base units that incorporates spacious, work preparation surfaces, inset with a 1 1/2 bowl stainless steel sink unit. Being supplied with a double built in electric oven, an inset electric hob with black design extractor fan. There is an integrated fridge / freezer and plumbing for an automatic washing machine, a side and rear facing window, side entrance door and access to the conservatory. With tiled flooring throughout, several power points and a radiator.

Conservatory

A conservatory with French doors leading out onto the patio, power points, tv aerial and radiator.

Landing

A landing with access to all bedrooms and loft space.

Bedroom 1

A double bedroom with large built in wardrobes, front facing window, radiator and power points.

Bedroom 2

Another double bedroom with a rear facing window, built in wardrobe, radiator and power points.

Bedroom 3

A bedroom with a front facing window, radiator and power points.

Bathroom

This bathroom consists of a large walk in shower with glass screen and fitted seat, a double vanity unit with sink and push button W/C. All walls have white and grey marble effect PVC cladding and there is a wall mounted heated towel rail and side facing window.

Gardens

The front has a small grassed area and a slabbed driveway with a side access to the detached garage. The rear garden has an enclosed, low maintenance, hardstanding area.

Detached garage

Having electric roller door, two side windows and side door.

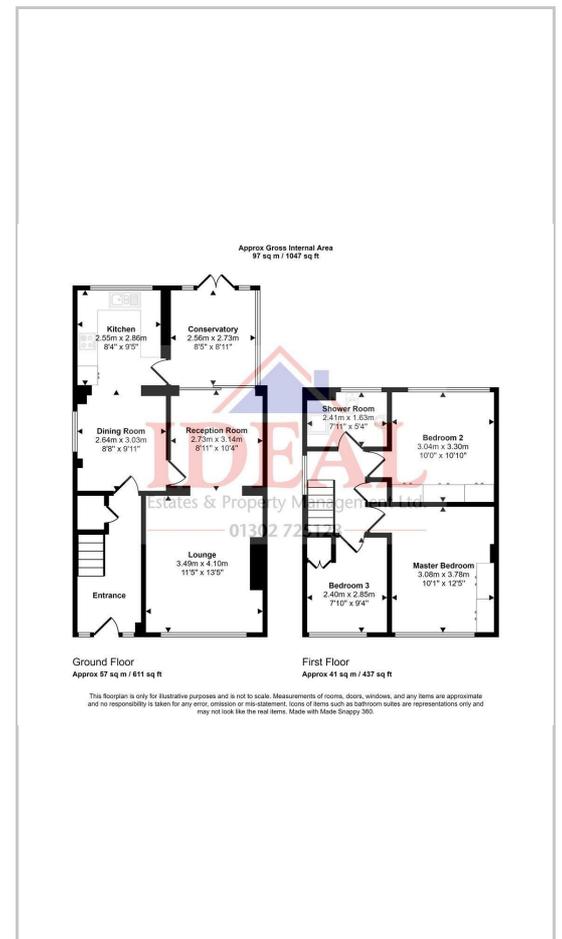
Additional information

Standard construction, No forward chain, EPC to follow, Council tax B

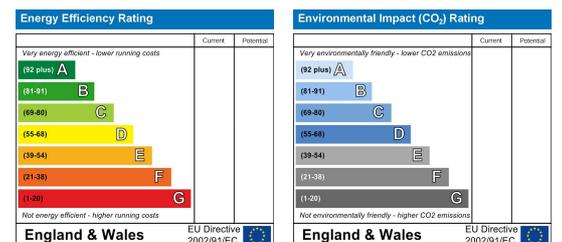
Area Map



Floor Plans



Energy Efficiency Graph



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