



IDEAL



53 Campsall Park Road, Campsall , DN6 9LF

£160,000 - £170,000 Guide Price!! Nestled in a highly desirable residential area, this two-bedroom semi-detached bungalow offers generous living space both inside & out. Positioned on a large corner plot, the property features spacious front & rear gardens, ideal for those seeking privacy, outdoor entertaining or future extension potential (subject to planning).

This family bungalow comprises from a bright and airy lounge, a shower room, two-well proportioned bedrooms and a bright fitted kitchen. To the back of the property, you also benefit from a large conservatory offering additional space to relax.

Externally, the bungalow benefits from off road parking and a detached garage with an electric door and a beautiful wrap around garden. Offered with no onward chain, this is an ideal opportunity for downsizers or anyone looking for single storey living in a peaceful yet well-connected location.

A viewing is a must on this property!

Guide price £160,000

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- TWO BED SEMI DETACHED BUNGALOW
- SHOWER ROOM
- OFF ROAD PARKING & DETACHED GARAGE
- SOLAR PANELS - 25 YEARS LEASE FROM OCTOBER 2015
- SPACIOUS FRONT & REAR GARDENS
- SINGLE STOREY EXTENSION TO THE BACK
- SOUGHT-AFTER RESIDENTIAL LOCATION
- OFFERED WITH NO CHAIN
- LARGE CORNER PLOT
- COUNCIL TAX BAND B & EPC RATING C

Utility

3'11" x 9'7" (1.21 x 2.93)

Garage

9'1" x 19'0" (2.78 x 5.80)

Kitchen

7'9" x 8'6" (2.38 x 2.61)

Lounge

9'4" x 17'1" (2.87 x 5.21)

Shower room

4'7" x 7'9" (1.42 x 2.37)

Master bedroom

9'4" x 11'9" (2.87 x 3.59)

Bedroom 2

7'10" x 9'1" (2.41 x 2.77)

Reception room

15'10" x 9'6" (4.85 x 2.91)



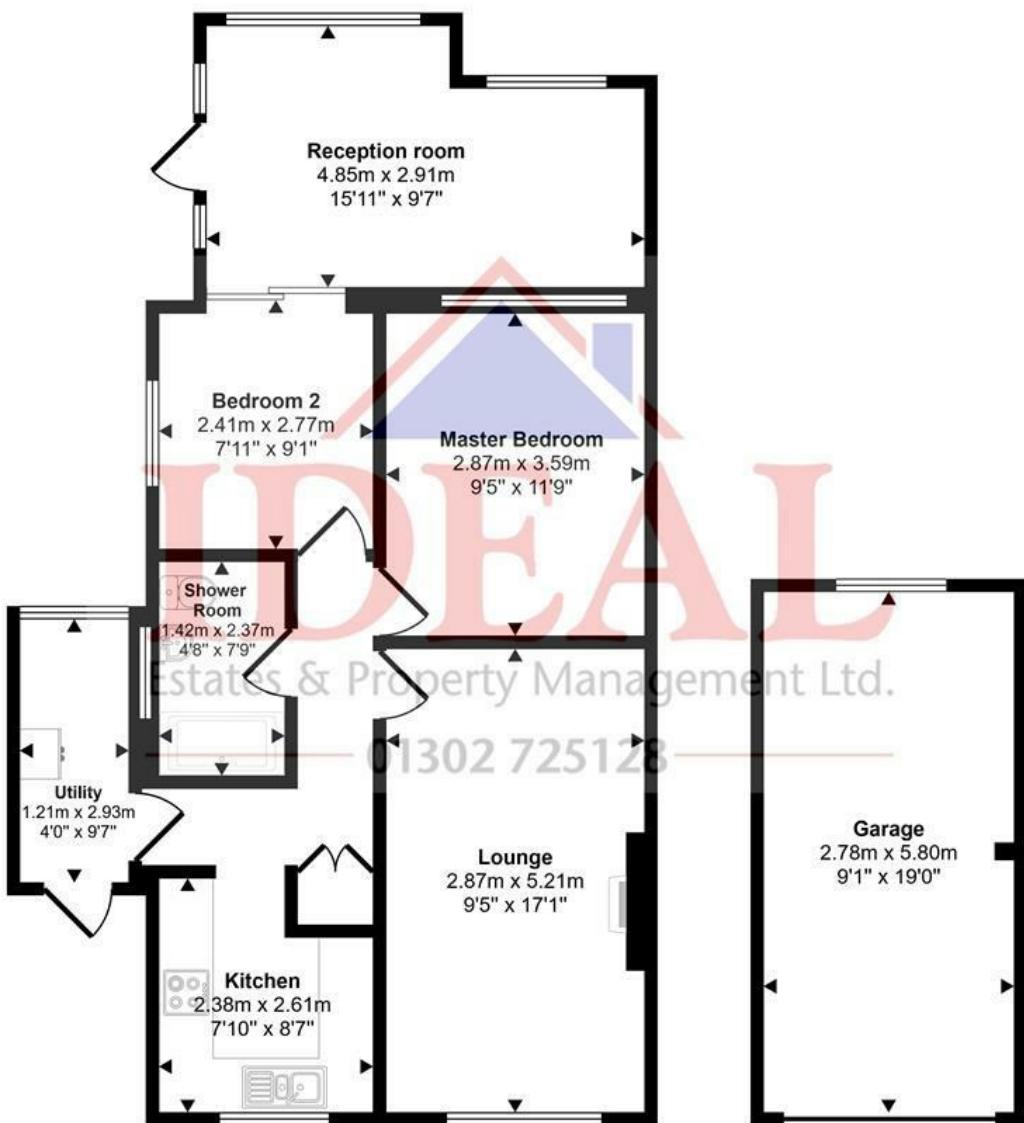
Directions

Campsall is a village and former civil parish, now in the parish of Norton, in the Doncaster district, in the county of South Yorkshire, England. It lies 7 miles (11 km) to the north-west of Doncaster.



Floor Plan

Approx Gross Internal Area
83 sq m / 894 sq ft



Floorplan

Approx 67 sq m / 720 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 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		85
(81-91) B		69
(70-80) 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	