



15 Glebe Road , Campsall, DN6 9PD

Nestled on Glebe Road in the charming village of Campsall, this semi-detached house presents an excellent opportunity for first-time buyers and investors alike. Spanning an impressive 1,097 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. Upon entering, you will find two generous reception rooms that offer versatile living options, whether for entertaining guests or enjoying quiet evenings at home. The layout is functional and provides a welcoming atmosphere throughout. The property features a single bathroom, catering to the needs of modern living. Constructed between 1960 and 1969, this home retains a classic charm while offering the potential for personalisation and modernisation. Priced attractively, it allows for the new owners to put their own stamp on the property, creating a space that truly reflects their style and preferences. Conveniently located, the house is close to all local amenities, ensuring that daily necessities are just a stone's throw away. This prime location enhances the appeal of the property, making it a practical choice for those who value accessibility and community. In summary, this semi-detached house on Glebe Road is a fantastic opportunity for anyone looking to invest in a property with great potential. With its spacious rooms, prime location, and room for improvement, it is a must-see for prospective buyers.

Offers in the region of £130,000

15 Glebe Road

, Campsall, DN6 9PD



- Great for first time buyers or investors
- Two good sized reception rooms
- Family shower room located on the first floor
- council tax A
- Close to all local amenities
- Modernisation required throughout
- Fantastic opportunity to add value
- 3 Bedrooms
- No onward chain
- EPC to follow Solar panels Green deal

Porch

6'4" x 3'11" (1.95 x 1.21)

Bedroom 3

8'4" x 7'6" (2.56 x 2.31)

Hallway

5'6" x 12'8" (1.70 x 3.88)

W/C

2'5" x 5'4" (0.76 x 1.64)

Lounge/Diner

18'11" x 9'4" (5.78 x 2.86)

Shower room

4'7" x 5'4" (1.40 x 1.65)

Reception room

12'8" x 12'7" (3.88 x 3.86)

Kitchen

9'0" x 7'2" (2.76 x 2.20)

Master bedroom

10'1" x 12'9" (3.08 x 3.89)

Bedroom 2

10'11" x 9'3" (3.34 x 2.83)

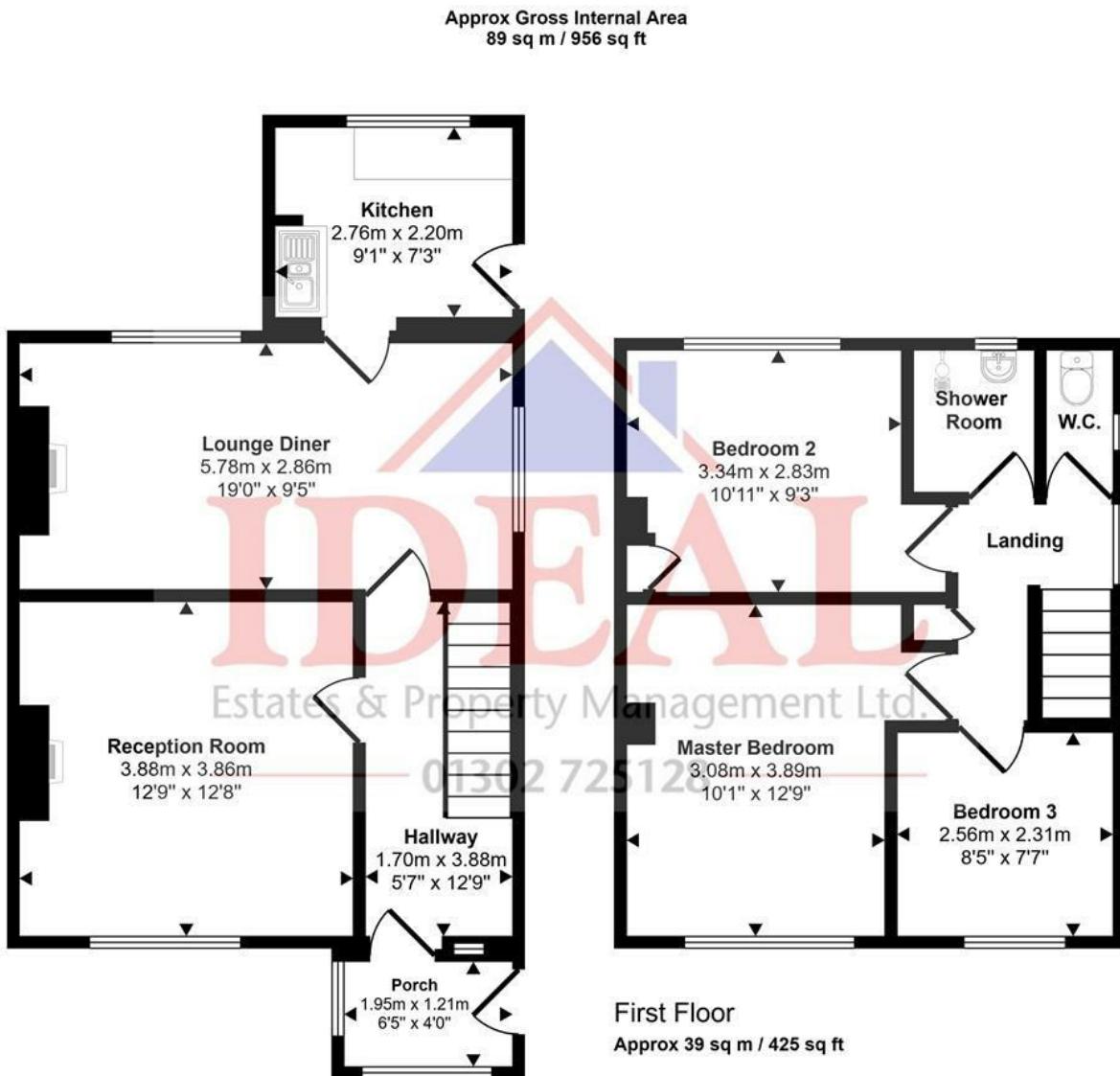


Directions

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



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		
(81-91)	B		
(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	