



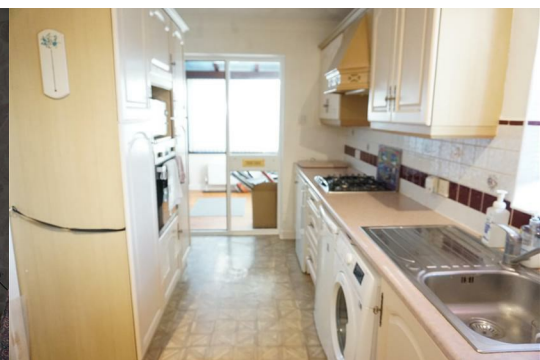
39 Grosvenor Road

Woodlands, Doncaster, DN6 7LD

Offers in the region of £145,000



Offered for sale is this deceptively spacious 3 bedroom semi detached, family home, where an inspection is a must to appreciate the level of accommodation on offer. Located with a goods sized well maintained rear garden with great out door living space and large shed. The accommodation briefly comprises of a large conservatory, a fitted kitchen, two reception rooms and storage. The first floor has 3 double bedrooms and a 4 piece bathroom suite. There are pull down ladders leading to a boarded out loft space. In the last 6 years this home has undergone recent renovation with a new roof, front canopy with spot lights, an insulation and pebble dash exterior, loft insulation and a new combi boiler. Being an ideal first time buyer home and available with no forward chain. Located with in walking distance of all local amenities, schools, restaurants and Adwick leisure central. Being in close proximity to major motorway networks, Adwick train station and local bus routes.



FRONT ENTRANCE HALL

Through a composite front door leading into the hallway, has a side facing window, under stairs storage, spotlights to the ceiling, central heated radiator and alarm control box.

LOUNGE 13'8" x 10'4" (4.172 x 3.171)

A well presented lounge with a front facing bay window, feature coal effect gas fire with Adams style surround, original coving to the ceiling, TV aerial, power points and central heated radiator. Access to the dining room.

DINING ROOM 13'1" x 9'10" (4.011 x 3.004)

Through French doors from the lounge into the dining room, has a stainless steel pebble design electric fire with marble hearth and surround, coving to the ceiling, power points and central heated radiator. Has large sliding patio doors leading into the conservatory. Access to the lounge, conservatory and front hallway.

KITCHEN 15'3" x 7'6" (4.656 x 2.294)

An extended kitchen offering a range of cream wall and base units incorporation spacious work preparation services inset with a stainless steel sink unit with mixer tap, 4 gas hob and a built in oven with extractor fan over. Being supplied with a fridge, freezer and washing machine. Having a breakfast seating area a side and rear facing window and door that leads through to the conservatory.

CONSERVATORY 18'3" x 8'2" (5.57 x 2.5)

A light and airy conservatory with wall lighting, Oak flooring, power points and 2 central heated radiators. Sliding door into the dining room and French doors leading out onto the rear garden.

LANDING

Has a front facing window and central heated radiator. Access to all rooms, airing cupboard housing the boiler and pull down ladders to the boarded out loft space.

BEDROOM ONE 11'2" x 8'0" (3.408 x 2.451)

A front facing master bedroom with mirrored wardrobes and power points.

BEDROOM TWO 10'4" x 8'0" (3.172 x 2.454)

A rear facing double bedroom with central heated radiator and power points.

BEDROOM THREE 10'2" x 7'9" (3.117 x 2.370)

A rear facing double bedroom with central heated radiator and power points.

BATHROOM 7'10" x 7'8" (2.406 x 2.343)

A complete 4 piece shell design bathroom comprising of a low flush w/c, hand wash basin, bath and shower cubicle with Creda electric shower. Tall design radiator, tiled splash backs and frosted rear facing window

GARDENS

The front garden is hard standing providing ample off road parking with gate leading to the rear garden. The garden to the rear of the property is enclosed, laid to lawn with raised paved patio area, paved pathway, established trees and shrubs, feature design patio to the bottom of the garden. A fantastic size metal storage shed with double doors to the front aspect and power points.

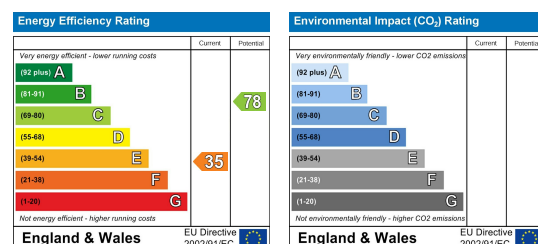
Area Map



Floor Plans



Energy Efficiency Graph



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