



39 Edward Road

Carcroft, Doncaster, DN6 8BP

Guide price £150,000



GUIDE PRICE £150,000.00 TO £160,000.00 Ideal Estates are delighted to offer for sale this semi detached property located on Edward Road, Carcroft. The property briefly comprises of a fitted kitchen, two reception rooms, three bedrooms, a family bathroom and downstairs W/C. Externally the property has enclosed gardens to both aspects , the front has gated access with off road parking available for two cars. The property is supplied with gas central heating and double glazed windows .The location is with in walking distance to all local amenities, schools, shops, supermarkets, public houses, café, restaurants and bars. Having easy access to the A1 motorway network and with regular public transport.



ENTRANCE HALL

Through a white uPVC door leading into the front hallway, has electricity meter in storage cupboard, wall mounted thermostat and carpeted flooring. Access to both reception rooms and stairs to the first floor elevation.

LOUNGE 12'5" x 10'6" (3.800 x 3.223)

A light and airy front facing lounge with a coal effect gas fire with marble hearth and surround, decorative dado rail, coving to the ceiling, Maple laminate flooring, telephone socket, Sky connection, Tv aerial, central heated radiator and power points. Access to the front hallway and kitchen.

DINING ROOM 10'6" x 12'5" (3.215 x 3.797)

A well presented dining room with a front facing window, coal effect gas fire with wooden surround, Beach laminate flooring, TV aerial, power points and central heated radiator.

KITCHEN 18'0" x 8'0" (5.498 x 2.44)

A good size kitchen offering a range of Oak wall, base units and drawers, spacious work preparation surfaces inset with a drainer sink unit with mixer tap, complimentary tiled splash backs, double electric oven with gas hob and extractor fan over, plumbing for a washing machine, under stairs storage, rear facing window, tiled flooring, central heated radiator and power points. French doors leading into the dining room.

EXTENSION 15'3" x 7'5" (4.649 x 2.283)

Has a rear facing Georgian window, access to storage rooms, power points, tap and uPVC door.

DOWNSTAIRS W/C 5'4" x 2'11" (1.643 x 0.904)

Has a push button W/C and side facing window.

LANDING

A spacious landing with access to all rooms.

BEDROOM ONE 13'0" x 10'11" (3.974 x 3.336)

A front facing master bedroom with ample storage space, coving to the ceiling, central heated radiator and power points.

BEDROOM TWO 13'5" x 10'8" (4.10 x 3.266)

A front facing bedroom with coving to the ceiling, central heated radiator and power points.

BEDROOM THREE 9'8" x 8'2" (2.950 x 2.498)

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

BATHROOM 9'6" x 6'5" (2.914 x 1.974)

A family bathroom having a white 3 piece suite comprising of a push button w/c, hand wash basin and shell design bath with shower over. Rear facing window and lino flooring.

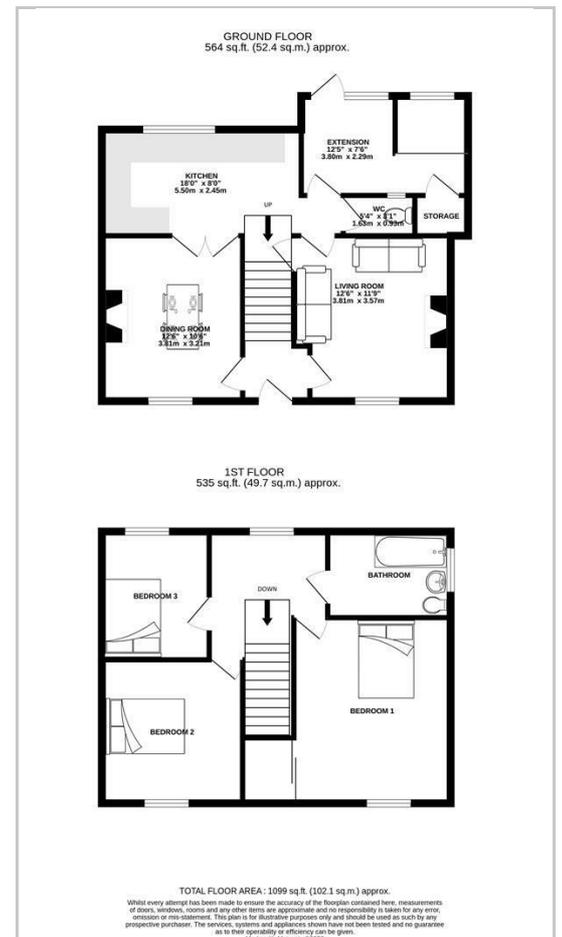
GARDENS

The garden to the front of the property is enclosed with double gated access, is laid to lawn with cemented pathway leading to the rear garden. The rear garden is also laid to lawn, has a patio area, outside lighting and fence surround.

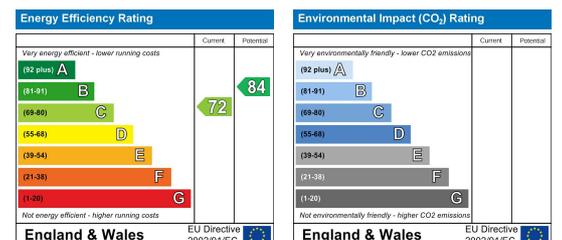
Area Map



Floor Plans



Energy Efficiency Graph



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