



## 5 Montagu Road, Sprotbrough , Doncaster, DN5 8DJ

Offered to the market with no onward chain, this two-bedroom semi-detached property is situated in an extremely popular and sought-after location, close to a wide range of local amenities, schools and transport links.

This well-proportioned home offers fantastic scope for modernisation, making it an ideal purchase for buyers looking to create a long-term family home or for those seeking an exciting renovation project.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, kitchen, and a separate utility room providing additional practicality and storage. To the first floor are two generously sized bedrooms, a shower room, and the added convenience of a separate W/C.

Externally, the property benefits from off-road parking and a private rear garden, offering further potential to enhance and add value.

With strong renovation potential and located in such a desirable area, this property represents an excellent opportunity for first-time buyers, investors, or families alike.

Early viewing is highly recommended – must be viewed to appreciate the potential on offer.

Council Tax Band: A  
EPC Rating: To follow

**Offers in the region of £150,000**

# 5 Montagu Road, Sprotbrough , Doncaster, DN5 8DJ



- Two-bedroom semi-detached property
- Close to local amenities, schools and transport links
- Ideal family home or investment opportunity
- Council tax band: A & EPC rating: TO FOLLOW
- Offered with no onward chain
- Shower room with separate W/C
- Off-road parking
- Located in an extremely popular and sought-after area
- Excellent scope for modernisation and renovation potential
- Useful utility room providing additional storage space

## Hallway

12'1" x 3'0" (3.69 x 0.93)

## Utility Area

8'5" x 6'11" (2.57 x 2.13 )

## Lounge

12'2" x 12'5" (3.73 x 3.79 )

## Kitchen

9'1" x 6'3" (2.77 x 1.92 )

## Dining Room

8'11" x 12'2" (2.72 x 3.72 )

## Storage Room

2'2" x 3'3" (0.67 x 1.00 )

## Master Bedroom

10'2" x 12'7" (3.11 x 3.84 )

## Bedroom 2

11'2" x 10'0" (3.41 x 3.05 )

## Shower Room

5'5" x 5'8" (1.67 x 1.73 )

## W/C

5'9" x 2'7" (1.76 x 0.81)

## Landing

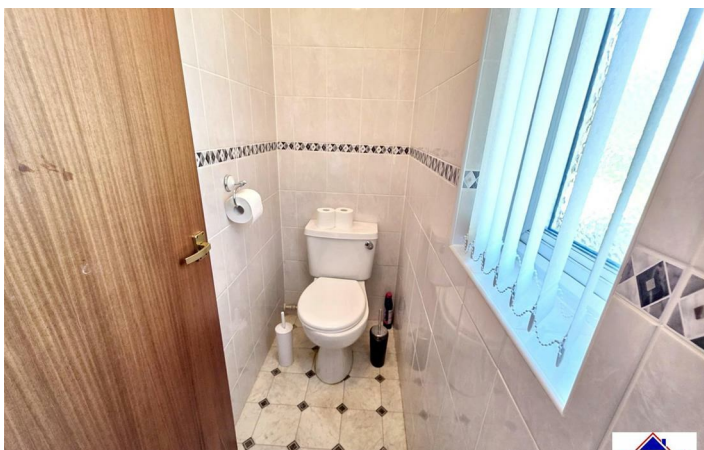
10'5" x 6'2" (3.18 x 1.90 )



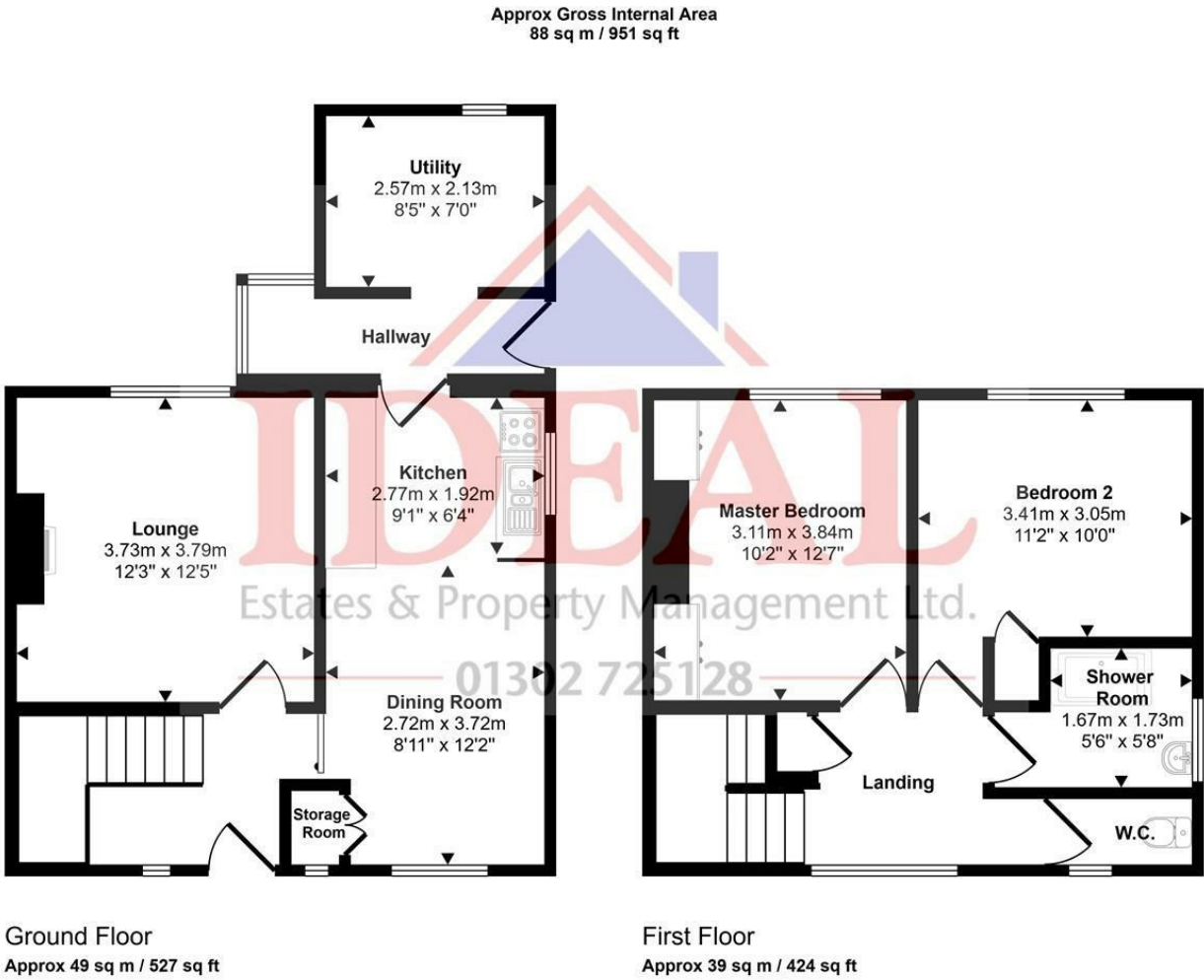
## Directions

Sprotbrough is a village in the City of Doncaster in South Yorkshire, England. The village is transected by the A1(M) motorway and is situated at the top of the Don Gorge, some 3 miles (4.8 km) west of Doncaster city centre. With Cusworth to the north, it forms the civil parish of Sprotbrough and Cusworth.





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                    |                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    |           |
|---|--------------------|-----------|---|--------------------|-----------|
|   | Current            | Potential |   | Current            | Potential |
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |           |
|   | (81-91) <b>B</b>   |           |   | (81-91) <b>B</b>   |           |
|   | (69-80) <b>C</b>   |           |   | (69-80) <b>C</b>   |           |
|   | (55-68) <b>D</b>   |           |   | (55-68) <b>D</b>   |           |
|   | (39-54) <b>E</b>   |           |   | (39-54) <b>E</b>   |           |
|   | (21-38) <b>F</b>   |           |   | (21-38) <b>F</b>   |           |
|   | (1-20) <b>G</b>    |           |   | (1-20) <b>G</b>    |           |
| Not energy efficient - higher running costs |                    |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |           |
| England & Wales                             |                    |           | England & Wales   |                    |           |
| EU Directive 2002/91/EC                     |                    |           | EU Directive 2002/91/EC   |                    |           |