



## 13 Cranleigh Gardens Adwick-Le-Street, Doncaster, DN6 7DQ

GUIDE PRICE £165,000.00 to £175,000.00 Nestled in the charming Cranleigh Gardens of Adwick-Le-Street, Doncaster, this deceptively spacious 3-bedroom semi-detached house is a gem waiting to be discovered. As you step inside, you'll be greeted by solid wood flooring that adds a touch of elegance to the spacious hallway, lounge, and dining room - perfect for entertaining guests or simply relaxing with your loved ones.

The property boasts three reception rooms, offering ample space for various activities to suit your lifestyle. The French doors in the lounge open up to the dining room, creating a seamless flow of natural light and a sense of airiness throughout. Additionally, a large conservatory provides the perfect spot to enjoy a cup of tea while overlooking the private enclosed rear garden.

With three bedrooms, this home is ideal for a first-time buyer looking to start a new chapter or a growing family in need of more space. The property also features a well-maintained bathroom, ensuring convenience for all residents. For those with a green thumb or a penchant for outdoor gatherings, the detached garage and spacious driveway offer plenty of parking space and storage options. The property is conveniently located within walking distance to schools, shops, cafes, restaurants, and a leisure centre, making daily errands a breeze. Furthermore, the easy motorway access makes this home an ideal choice for commuters, providing a seamless journey to and from work. And the best part? This property is available with no chain, meaning you can make it your own without any delays.

Don't miss out on this fantastic opportunity to own a charming home in a sought-after location with all the amenities you could need right at your doorstep. Book a viewing today and start envisioning the wonderful memories you could create in this lovely abode.

**Price guide £165,000**

# 13 Cranleigh Gardens

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- GUIDE PRICE £165,000.00 TO £175,000.00
- Ideal for first time buyers or families is this well presented semi-detached home
- Spacious open plan lounge through to the dining room
- Hallway to Fitted kitchen & large conservatory
- Good sized bedrooms, two with fitted wardrobes.
- Driveway for several cars to a detached garage
- Enclosed rear garden
- NO CHAIN.
- EPC 56D
- Council Tax band B. Electrical certificate and Gas cert available.

Front entrance hall

Kitchen

Dining room

Lounge

Conservatory

Landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

360 Tour link:

<https://www.madesnappy.co.uk/tour/1>

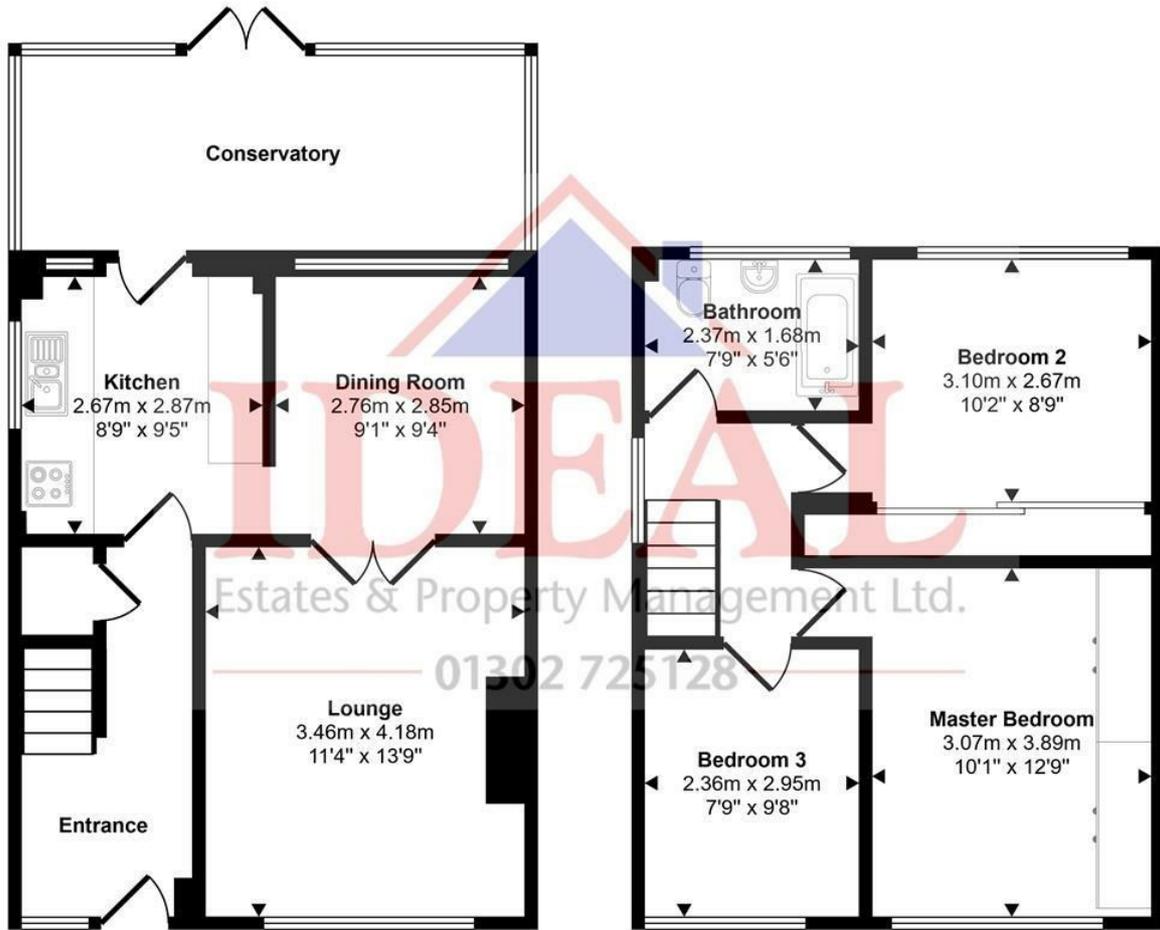


Directions



# Floor Plan

Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 53 sq m / 574 sq ft

First Floor  
Approx 41 sq m / 441 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.

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