



## 63 Charles Street, Carcroft , Doncaster, DN6 8AZ

GUIDE PRICE £160,000.00 TO £170,000.00

Nestled on Charles Street in the village of Carcroft, Doncaster, this beautifully presented three-bedroom semi-detached home is a perfect blend of modern living and comfort. Set on a spacious corner plot, the property boasts ample parking space alongside a detached garage, making it an ideal choice for families and first-time buyers alike.

Upon entering, you will be greeted by a thoughtfully oak stairs with design panelled walls renovated interior that exudes warmth and style. The heart of the home features a stunning open-plan fitted kitchen and dining area, perfect for entertaining guests or enjoying family meals. The additional utility room adds practicality to daily life, while the light and airy lounge provides a welcoming space to relax and unwind.

The property comprises three generously sized bedrooms, ensuring ample space for family members or guests. The family bathroom is well-appointed, catering to all your needs.

Conveniently located, this home is close to local amenities, schools, cafes and public houses making it an excellent choice for those seeking a balanced lifestyle. With easy access to the motorway and regular public transport links, commuting to nearby towns and cities is a breeze.

In summary, this semi-detached house on Charles Street is a delightful opportunity for anyone looking to settle in a village community with all the conveniences of modern living. Don't miss the chance to make this lovely property your new home.

**£160,000**

# 63 Charles Street, Carcroft , Doncaster, DN6 8AZ



- Generous corner plot location that offers great potential
- Modern oak stairs with panel wall design & a spacious utility room
- GUIDE PRICE £160,000.00 TO £170,000.00
- Council tax band A and EPC 70C
- Ample off road parking and detached garage
- Three good sized bedroom & family bathroom
- Sought after location, walking distance to all local amenities
- Recently renovated open plan kitchen diner with feature pantry cupboard
- Combi Boiler 3-4 years old
- Easy motorway access and regular public transport

## Front entrance hallway

## Lounge

11'10" x 11'9" (3.62 x 3.59)

## Kitchen / diner

10'5" x 19'6" (3.18 x 5.96)

## Utility room

12'0" x 4'9" (3.67 x 1.46)

## Bedroom one

10'10" x 13'9" (3.32 x 4.21)

## Bedroom two

11'9" x 9'8" (3.6 x 2.95)

## Bedroom three

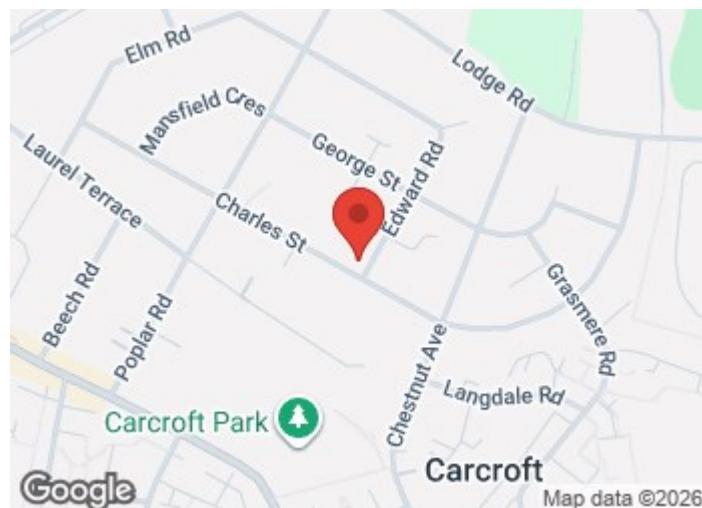
10'8" x 6'11" (3.26 x 2.11)

## Bathroom

7'3" x 5'3" (2.22 x 1.62)

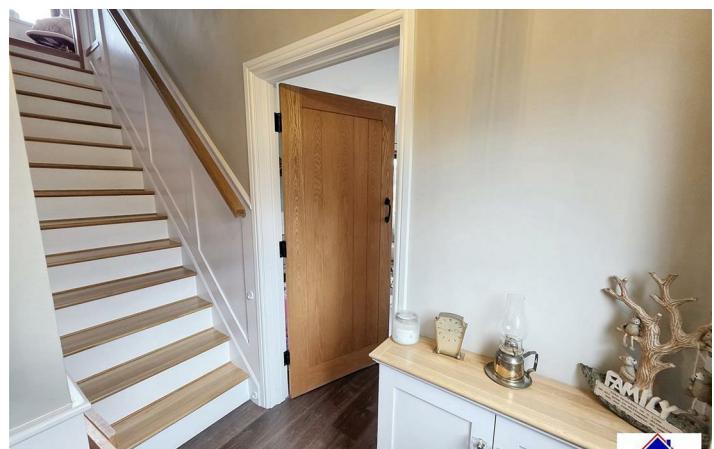
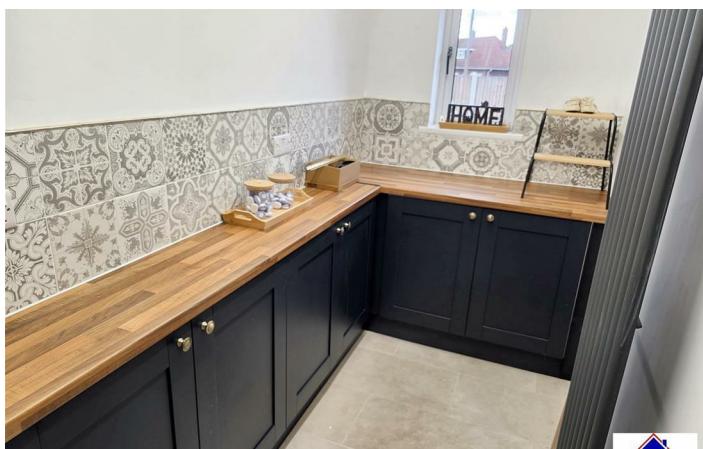
## Garden

## Detached garage

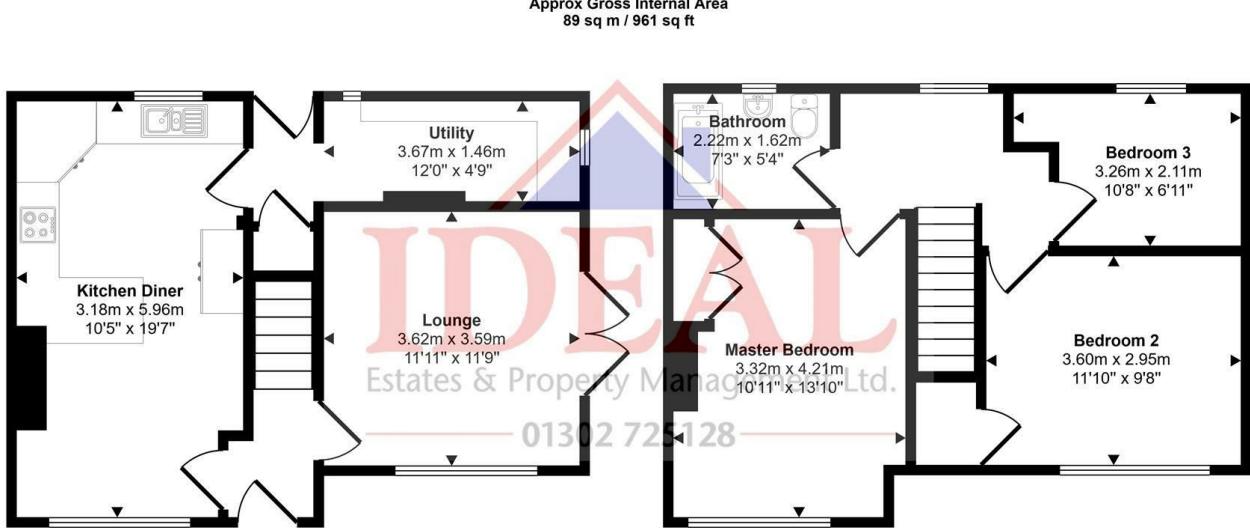


## Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.



## Floor Plan



### Ground Floor

Approx 45 sq m / 483 sq ft

### First Floor

Approx 44 sq m / 478 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.

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			84
(81-91) B		70	
(69-80) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	