



44 Everingham Road

Doncaster, DN4 6JF

£186,000

A fantastic opportunity to purchase this beautifully presented three bedroom semi detached house, situated in a popular residential area and lying within easy reach of a local parade of shops. An early viewing is highly recommended to appreciate the accommodation on offer. In brief the property comprises: entrance hallway, front facing lounge, dining room with patio doors leading to the rear garden, kitchen with utility room, three bedrooms and a recently fitted family bathroom. Outside: garden to the front of the property and a private enclosed rear garden.

Ideal for families, the property is conveniently located to a range of local amenities, reputable schools and transport links. Call 01302 751616 to secure your viewing.

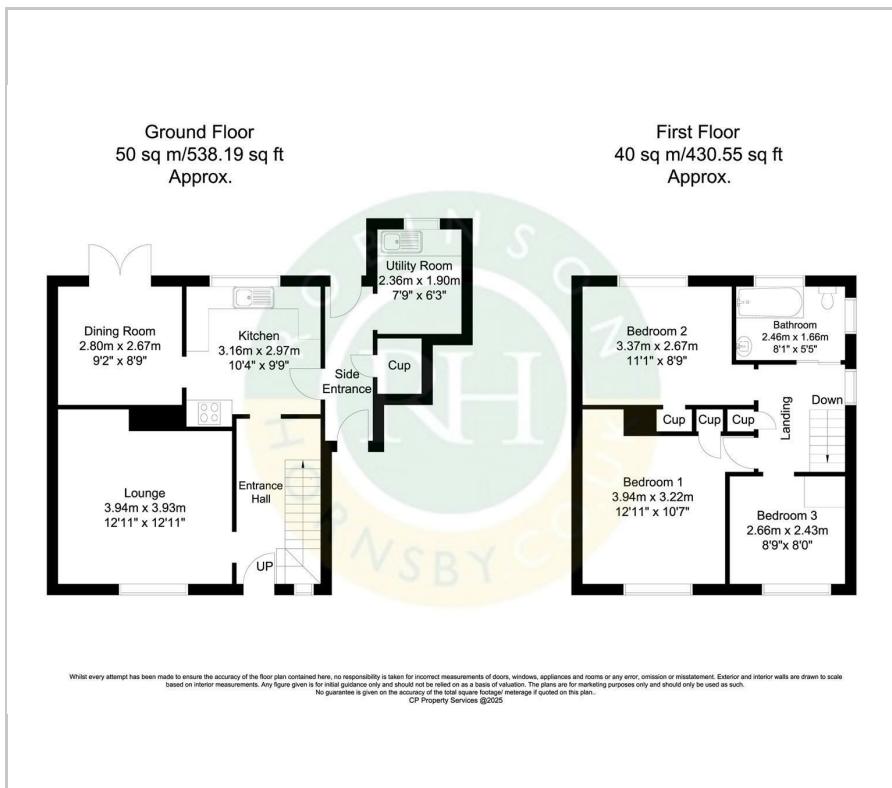
Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully presented semi detached house
- Two reception rooms
- Modern kitchen with utility
- Three bedrooms and a family bathroom
- Good sized, private and enclosed rear garden and garden to the front
- Situated in a popular residential area close to a range of amenities and reputable schools
- Gas central heating and double glazing throughout
- Early viewing is highly recommended!



Floor Plan



Area Map



Energy Efficiency Graph

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



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