



## 17 Burns Road Doncaster, DN4 8NW Offers Around £150,000

This delightful terraced house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy yet spacious home.

As you enter, you are welcomed into the dining kitchen, which is equipped with integrated appliances, making meal preparation a breeze. This area is designed for both functionality and style, providing ample space for dining and socialising. The bright and airy lounge features elegant French doors that open out to the enclosed rear garden, allowing natural light to flood the room, whilst creating a seamless connection between indoor and outdoor living. The property boasts a W/C and plenty of storage for convenience and practicality. Two well appointed double bedrooms and a family bathroom. Externally, the enclosed garden can be accessed via a side gate and offers a private retreat, ideal for enjoying sunny days or hosting gatherings with friends and family. There is a driveway for with space for two cars (including parking out front but please note not exclusive to this property).

Located in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to settle down or invest, this terraced house on Burns Road presents an excellent opportunity to enjoy a comfortable lifestyle in Doncaster. Don't miss the chance to make this charming property your own.

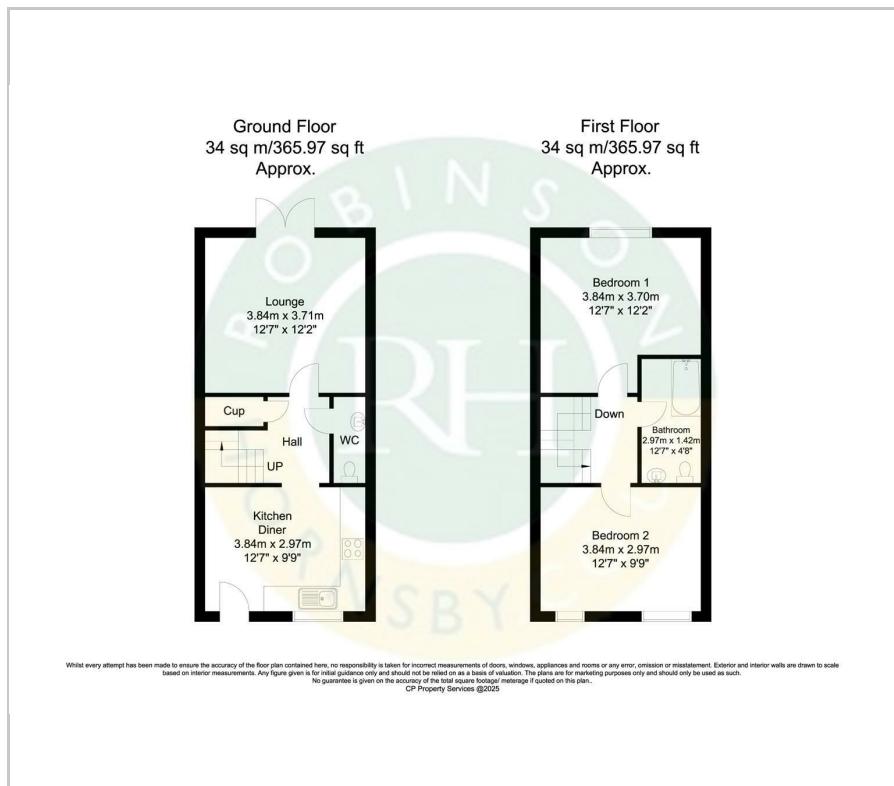
- Dining Kitchen with a range of integral appliances
- Lounge with french doors
- Two well portioned bedrooms
- Downstairs Cloakroom
- Ample storage throughout
- Enclosed rear garden
- GCH / Double Glazing
- Allocated parking
- Council tax band A
- Ideal first time buy or investment opportunity

### Viewing

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



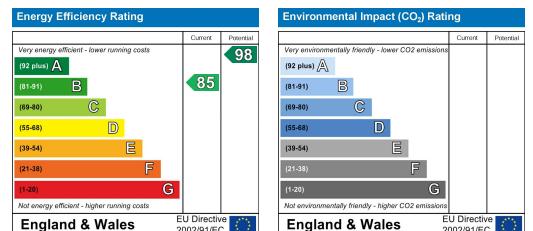
## Floor Plan



## Area Map



## Energy Efficiency Graph



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