



9 Alderson Close

Tickhill, Doncaster, DN11 9HN

Offers In The Region Of £375,000

**** REDUCED FOR QUICK SALE**** A great opportunity to purchase a superb detached family home with a modern interior and 3 double bedrooms. Located on this quiet cul-de-sac in the heart of Tickhill conveniently placed within walking distance of local schools, shops, restaurants and cafes. The accommodation comprises: open plan hall with patterned tiled flooring, and access to cloaks/wc, open plan lounge area with Oak flooring and staircase rising to first floor, under stairs storage cupboard. Dining area features high shine flooring and walkway through to contemporary dual coloured kitchen. First floor landing with three double bedrooms and a recently fitted modern shower room. Outside the property is extremely well maintained with ample parking for 4 vehicles, side carport shelter, garage which is currently used as a home office with personal door to the front. Delightful enclosed rear garden with terrace and feature raised pond, resin checker board decking with steel bannisters and steps to a raised terrace ideal for garden furniture coupled with a substantial outbuilding featuring tv connection and a bar area with seating.

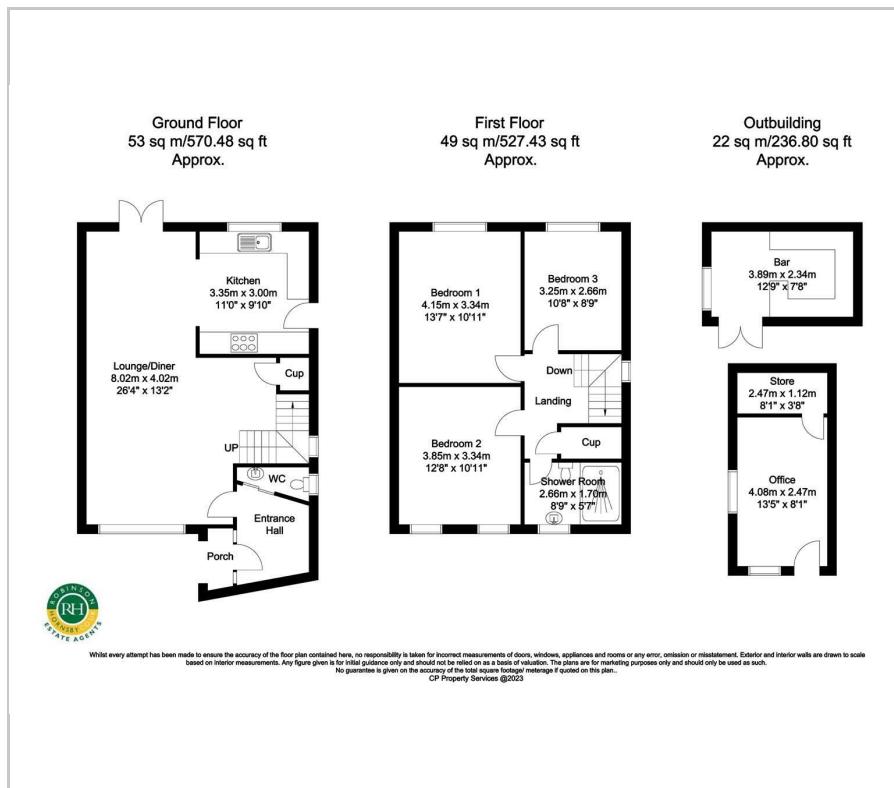
- 3 Double bedrooms
- Detached family home
- Modern high shine kitchen with access to driveway
- Open plan living to ground floor
- Hall and Cloaks/wc
- Recently fitted shower room
- Stunning garden with raised terrace and pond
- Outbuilding used as summerhouse/bar
- Garage used as home office with power and light
- Freehold, NO CHAIN, council tax band

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



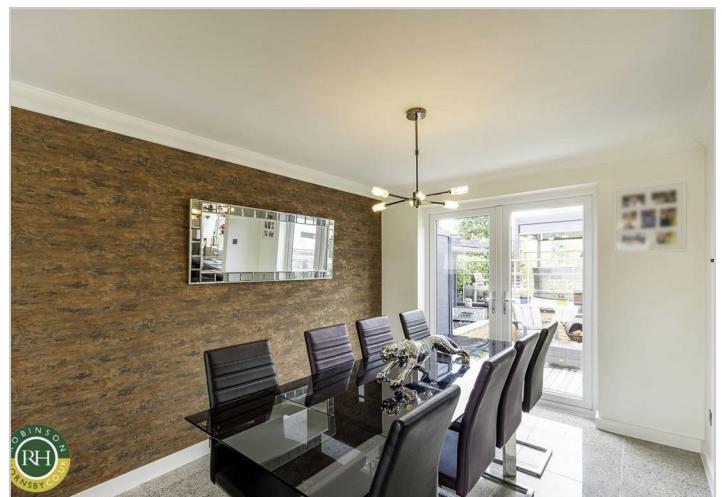
Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Current
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(68-80) C		(68-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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