



7 Allendale Road Sprotborough, Doncaster, DN5 8BS Guide Price £230,000

GUIDE PRICE £230,000 - £240,000 - A partially extended 3 bedroom traditional property boasting generous gardens and detached garage. The accommodation comprises: hall, through lounge dining room with bay window to front, extension to rear creating another light and airy reception room with newly installed French doors, additional store and cloaks/wc, newly installed modern kitchen. First floor: 3 bedrooms and a bathroom. Outside there is ample parking, front gardens, detached garage and a generous rear laid to lawn garden with patio and mature shrubs offering privacy. The property is located within easy reach of reputable schools, amenities within the village, bus routes and good transport links to the A1 motorway networks.

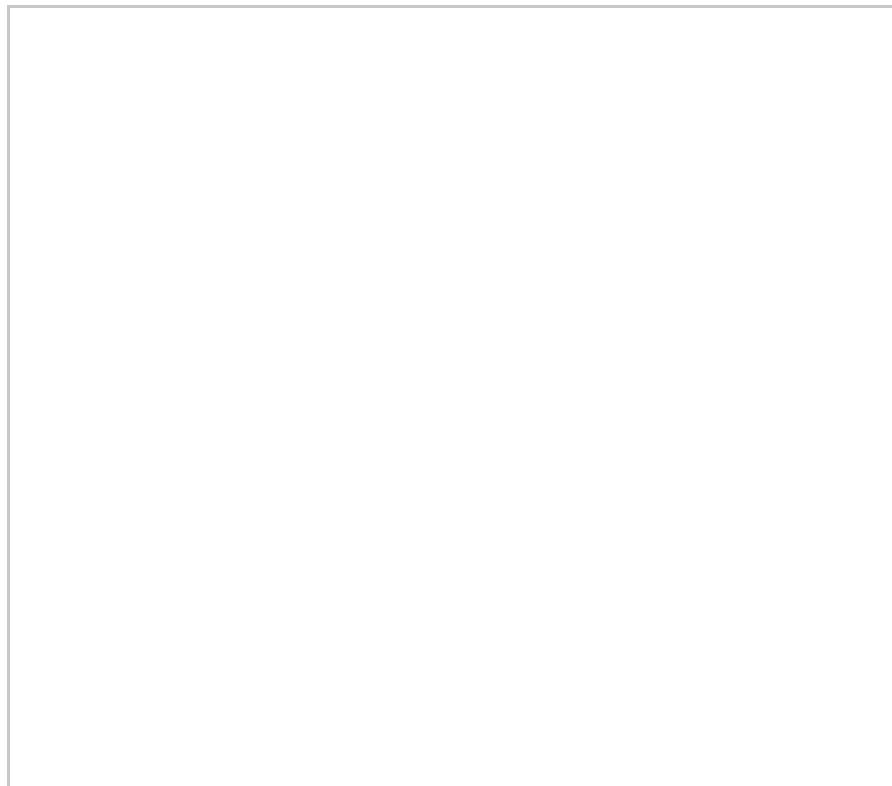
- Three bedroom partially extended semi-detached property
- Ample driveway with detached garage
- Through lounge/dining room
- Further reception room to rear enjoying French doors to the gardens
- Useful storage and a ground floor wc
- Mirrored to 2 of the bedrooms
- Bathroom
- Generous private gardens with patio
- Sought after village location with reputable schools
- NO ONWARD CHAIN

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	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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.