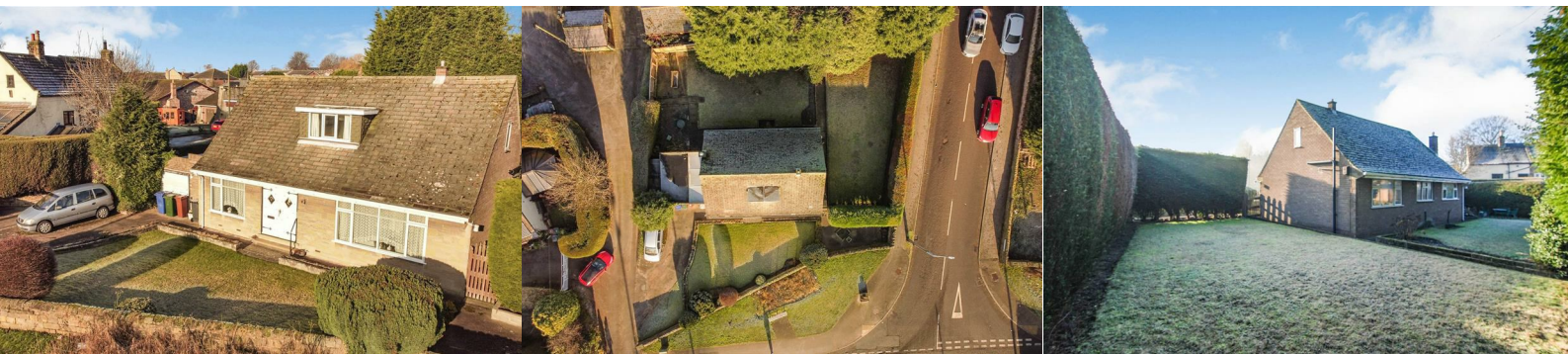# 722 Doncaster Road

, Barnsley, S71 5EH

## Offers In The Region Of £280,000

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OCCUPYING A GENEROUS PLOT IS THIS THREE BEDROOM DETACHED DORMA BUNGALOW IN THIS HIGHLY REGARDED RESIDENTIAL LOCATION. REQUIRING MODERNISATION AND THEREFORE OFFERING THE POTENTIAL PURCHASER CHANCE TO PUT THEIR STAMP ON THE PROPERTY.

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## GROUND FLOOR

### Entrance Hall
A spacious entrance hall with storage and stairs rising to the first floor landing.

### Lounge
A generously proportioned front facing lounge having a feature fire with surround and double glazed window.

### Dining Room
A further well proportioned reception room, with a front facing double glazed window.

### Dining Kitchen
Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with taps, a rear facing window looks out over the garden. A door leads to a further space which is currently utilised as storage however could easily be converted to a utility room.

### Bedroom One
A double bedroom.

### Bathroom
A three piece suite comprising panelled bath with shower over, WC and wash hand basin.

## FIRST FLOOR

### Bedroom Two
A further double bedroom with access to the en-suite.

### En-Suite Shower Room
A four piece suite comprising shower cubicle, bath, WC and wash hand basin.

### Bedroom Three
A good size third bedroom .

### OUTSIDE
Occupying a generous plot, to the front is a good size garden and ample off road parking which in turn leads to the garage. To the rear is a well proportioned garden mainly laid to lawn.
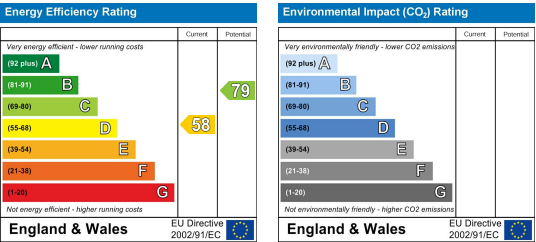
## Area Map



## Floor Plans



## Energy Efficiency Graph

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