

134 Doncaster Road, Tickhill



Offers In Region Of £180,000

A stylish 2 double bedroom semi detached home ideally suited for the growing family as there a lovely long rear garden being private and secure.

The property has two reception rooms, one having an open cast iron fire surround, an handy utility/wc, gas heating (back boiler to fire), UPVC double glazing and a good standard of internal presentation.

The accommodation comprises of a spacious lounge and separate dining room, kitchen with oven, hob and dishwasher, utility/wc, 2 double bedrooms and a contemporary bathroom suite off the main bedroom.

The property is situated in a delightful position overlooking farmland fields where strawberry picking and pumpkins have been grown, a side walkway leads to a long rear garden with patio, lawned area and 3 outhouses ideal for tools and equipment.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The select residential township of Tickhill is situated approximately 7 miles south of Doncaster town centre, having an excellent range of shops, choice restaurants, wine bars, amenities and popular village pubs. Tickhill enjoys ease of access to the A1(M) at Blyth and the M18 at Maltby, opening up many other regional areas within comfortable commuting distance.

Proceed along Doncaster Road out of Tickhill travelling towards Wadworth and the property is on the left hand side.

ACCOMMODATION

A modern front composite door opens into the lounge

LOUNGE

13' 0" x 11' 3" (3.96m x 3.43m) A stylishly decorated modern front room boasting an open fire with cast iron surround and fireplace, socket points, coving, radiator and UPVC window enjoying the views towards the fields.



LOUNGE



DINING ROOM

13' 1" x 12' 9" (3.99m x 3.89m) Another good sized room with gas fire (back boiler) and fire surround, radiator, socket point, useful large understairs storage, UPVC window and convenient access into the kitchen.



DINING ROOM

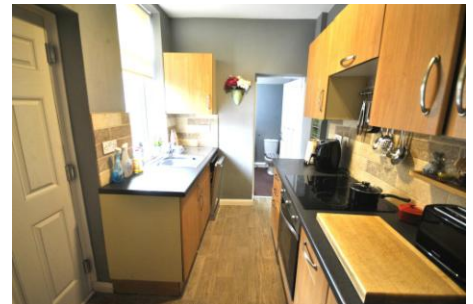


KITCHEN

8' 8" x 6' 3" (2.64m x 1.91m) A traditional style range of units with contrasting worktops and stone effect tiled splashbacks, stainless steel oven and ceramic hob, dishwasher, side door out to the garden and UPVC window.



KITCHEN



UTILITY/WC

5' 7" x 6' 6" (1.7m x 1.98m) A very handy area with cupboard units plumbing for washing machine, space for fridge, wc, wash hand basin and UPVC side window.



LANDING

BEDROOM 1

13' 0" x 13' 2" (3.96m x 4.01m) A rear facing and large double bedroom with radiator, socket point, UPVC window and access into the bathroom suite.



BATHROOM

A modern and contemporary three piece suite having bath and Triton shower over with screen, wc, wash hand basin, cupboard housing the cylinder tank.



BEDROOM 2

11' 3" x 13' 0" (3.43m x 3.96m) A lovely front facing double bedroom enjoying the farmland views, socket point and hanging rails.



OUTSIDE

An easy maintainable front garden and side pathway leads to a great rear garden enjoying a gravelled patio ideal for seating, relaxing or entertaining, a lawned space with various trees including an apple tree, 3 storage sheds for storing tools or equipment.



OUTSIDE



OUTSIDE



OUTSIDE



DATED - 05/10/2023

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

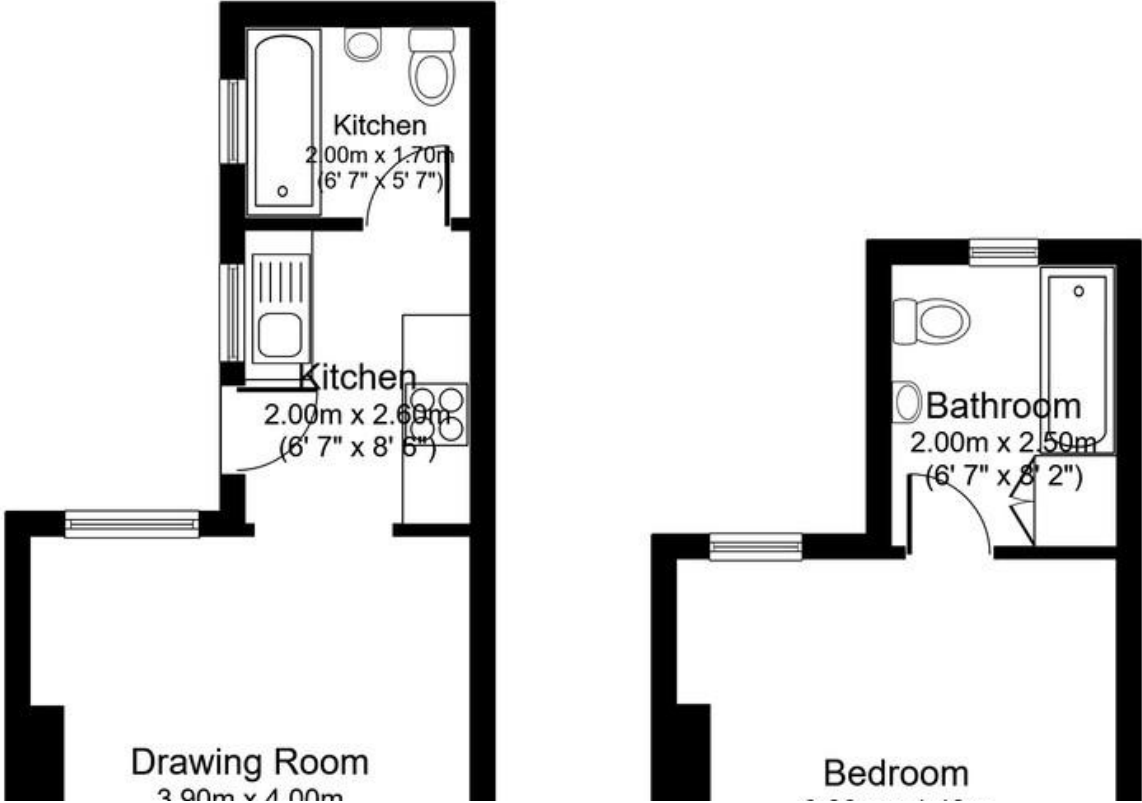
LOCATION MAP

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

FLOOR PLAN

134 Doncaster Road



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.