

Churchills



Richmond Road

Scawsby, Doncaster DN5 8TB

- THREE BEDROOMS
 - MODERN LIVING
 - DINING KITCHEN
 - AMPLE PARKING
- SEMI-DETACHED PROPERTY
 - SPACIOUS LOUNGE
- ENCCLOSED GARDEN & PATIO
 - EPC RATING TBC

Offers In The Region Of £170,000 Freehold





Situated on the charming Richmond Road in Scawsby, Doncaster, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The surrounding area of Scawsby is known for its friendly community and convenient amenities, including local shops, schools, and parks, all within easy reach. This property not only provides a lovely home but also a lifestyle that embraces both tranquillity and accessibility.

Whether you are looking to settle down or invest in a promising property, this semi-detached house on Richmond Road is a wonderful choice. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

Stairs to first floor landing. Double panelled central heating radiator.

LOUNGE

14'2" * 12'2"

uPVC double glazed window to front elevation. Surround housing a living flame coal effect gas fire with marble effect back and hearth. Laminate wood effect flooring. Double panelled central heating radiator. TV aerial socket.

KITCHEN/DINER

15'4" * 11'5"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. Laminate wood effect flooring. Tiles to splash back areas. Wall mounted combination boiler. Single drainer sink unit with mixer tap. Double panelled central heating radiator. Storage cupboard with uPVC double glazed window to side elevation. uPVC double glazed and panelled doorway to rear elevation.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance lobby.

BEDROOM ONE

14'2" into bay * 9'6"

uPVC double glazed bay window to front elevation. Single panelled central heating radiator.

BEDROOM TWO

11'5" * 6'6", 288'8"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM THREE

8'7" * 5'5"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

6'0" * 5'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled shower and splash back areas. Double panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a good size garden mostly grass with driveway to side for off road parking. To the rear is a large fenced garden which is mostly grassed.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment.

If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority **DONCASTER**
Council Tax Band **A**
EPC Rating



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.