



**211 Broadway**

**Dunscroft DN7 4HR**

**Offers Around £120,000**

**FREEHOLD**

Great Potential. THREE bedroom semi-detached house. Large 8.91m x 2.48m (29'2" x 8'1") breezeblock building. Generous sized garden. Lounge, kitchen and garden room. New gas boiler (2023). UPVC double glazed (some new 2023). Ideal property to put your own stamp on. Viewing essential to appreciate.



- THREE BEDROOM SEMI-DETACHED HOUSE • Spacious lounge, Fitted kitchen • Garden room • UPVC double glazed (some new 2023)

## ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Glazed doors into the lounge and kitchen. Radiator.

## LOUNGE

17'9" x 11'5"

Front and rear facing UPVC double glazed windows. Radiator.

## KITCHEN

11'6" x 8'9"

Rear facing UPVC double glazed window and glazed door leading into the garden room. Fitted with a range of white wall and base units with black laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Integrated four ring electric hob with extractor hood above. Tiled floor. Space for fridge freezer. Radiator. New electric fuse board (2023).

## GARDEN ROOM

16'0" x 11'2" maximum.

Side UPVC double glazed entrance door with rear UPVC double glazed French doors and side UPVC double glazed windows. Open access to an area housing the vanity wash hand basin with door into the shower room. Plumbing for washing machine.



## SHOWER ROOM

8'8" x 4'0"

Fitted with a tiled shower cubicle with electric shower, tiled floor and w.c.

## LANDING

Doors off to all rooms. Front facing UPVC double glazed window to the staircase. Loft access which also houses the wall mounted gas combi central heating boiler.

## BEDROOM ONE

12'11" x 9'6"

Rear facing UPVC double glazed window. Built-in cupboard. Radiator.

## BEDROOM TWO

9'8" x 7'10"

Front facing UPVC double glazed window. Radiator.

## BEDROOM THREE

9'6" x 7'3"

Rear facing UPVC double glazed window. Radiator.

## BATHROOM

7'4" x 4'6"

Side facing UPVC double glazed window. Fitted with a white



- Gas central heating (new boiler 2023)
- Large 8.9m (29'2") breezeblock building
- Generous sized garden
- Ample space to create parking
- Ideal property to put your own stamp on

suite comprising of a panelled bath mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.

## OUTSIDE

There is an open plan front forecourt which would make ideal parking for two vehicles subject to adding drop kerbs. There is a path to the side leading through a wrought iron gate and into the rear garden.

The rear garden is a generous size with two patio areas, artificial lawn and large vegetable garden offering a blank canvas to create more garden space if needed.

## DETACHED WORKSHOP

29'2" x 8'1"

Side timber access door. UPVC double glazed window with further window opening. Cast iron log burner. Currently subdivided with easily removeable stud wall but with some imagination and work, could create an amazing entertaining or work from home space. Electric power installed.







## Additional Information

**Local Authority** - Doncaster

**Council Tax** - Band A

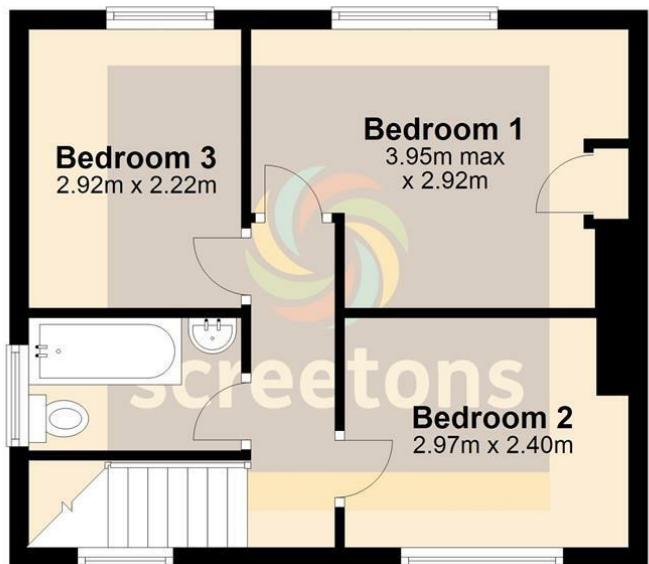
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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