

**2 Bedroom(s), Semi-Detached House, Freehold**

**Edencroft Drive, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Well Presented and Cosy Property
- Kitchen with Patio Doors
- Proportionately Sized Bedrooms
- Driveway for Off Road Parking

- Two Bedroom Semi Detached Home
- Lounge
- Modern Family Bathroom
- Popular Area with Great Schools and Amenities
- Attractive Rear Enclosed Garden

**£159,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

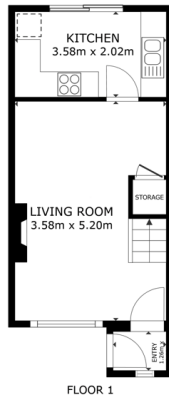


## Owner's View

Nestled in the sought-after area of Edenthorpe, this well-presented and cosy two-bedroom semi-detached home is perfect for first-time buyers, small families, or those looking to downsize. Upon entering, you'll find a welcoming lounge, ideal for relaxing evenings, and a well-equipped kitchen with ample storage and workspace. Upstairs, there are two good-sized bedrooms and a stylish, modern family bathroom. Externally, the property boasts a driveway to the side, providing off-road parking for one car. The attractive rear garden offers a perfect blend of a lawned area and a patio—ideal for outdoor dining and entertaining. Situated close to local amenities, schools, and transport links, this delightful home is not to be missed! Contact us today to arrange a viewing.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 27.9 sq.m. FLOOR 2: 26.2 sq.m.  
TOTAL: 54.1 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Lounge



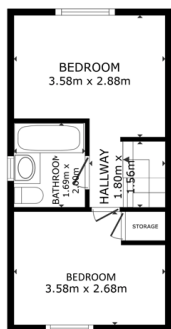
### Kitchen





## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 17.7 sq.m. FLOOR 2: 20.2 sq.m.  
 TOTAL: 37.9 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Master Bedroom



### Bedroom



### Family Bathroom



### Externals

### Front Aspect





## Rear Garden



Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

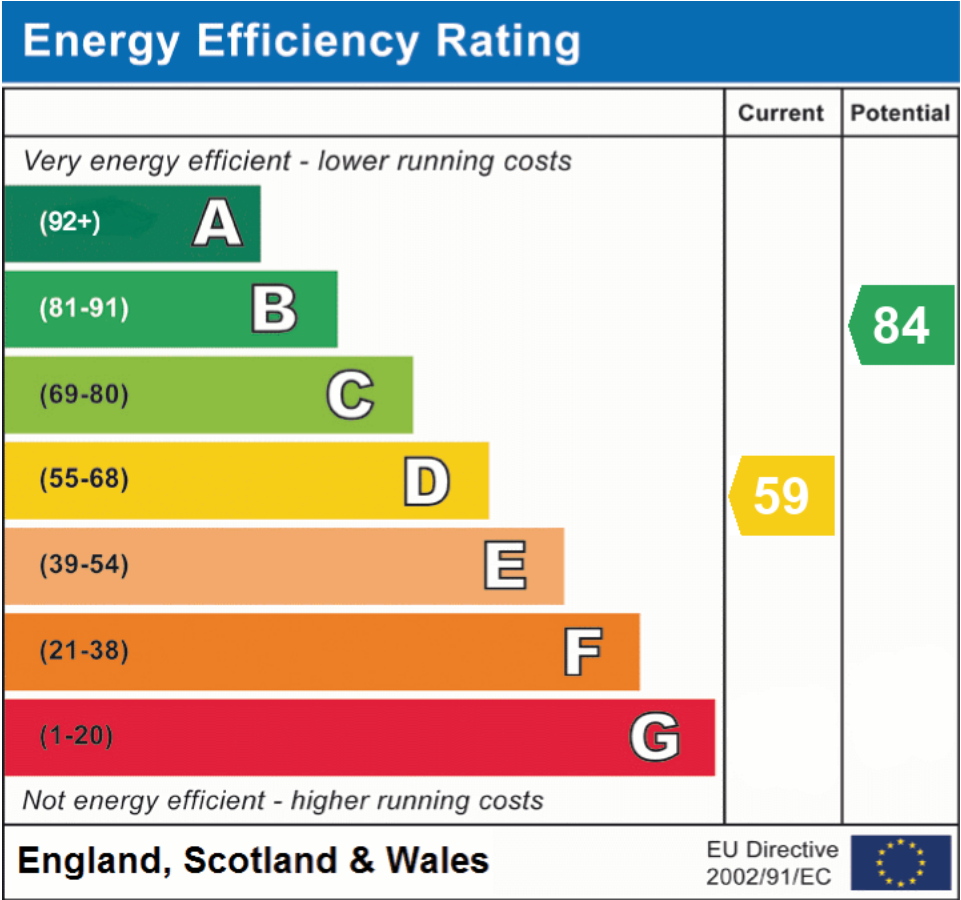
Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.