

**2 Bedroom(s), Terraced House, Freehold**

**Shenley Close, Dunscroft, Doncaster.**



- 3D Virtual Tour Available
- Two Bedroom Terraced Home
- Rear Enclosed Garden with a Shed
- Living Room
- Local Amenities, Schools and Transport Links

- No Chain
- Parking on Street or Communal Parking Area
- Kitchen Diner
- Family Bathroom

**£130,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

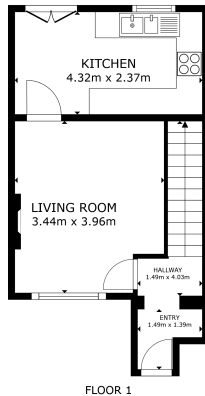


## Owner's View

A well-presented two bedroom terraced home located on the popular Shenley Close in Dunscroft, offered with no onward chain. The property provides comfortable and practical living accommodation, briefly comprising a welcoming lounge and a kitchen diner to the rear with access to the enclosed garden. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden with a useful shed, while on-street and communal parking is available nearby. An ideal purchase for first-time buyers or investors alike, allowing for a straightforward and timely purchase.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 32.2 m<sup>2</sup> FLOOR 2: 28.2 m<sup>2</sup>  
TOTAL: 60.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Entry



### Kitchen Diner



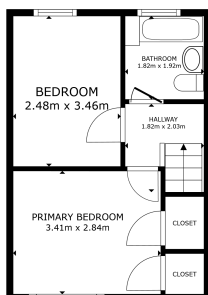
### Lounge





## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 2: 30.24sqm, BEDROOM 2: 20.2 sqm  
TOTAL: 50.44sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Master Bedroom



### Bedroom



### Bathroom



### Externals

#### Front Aspect



#### Rear Garden

### Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - In cupboard in one of bedrooms

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

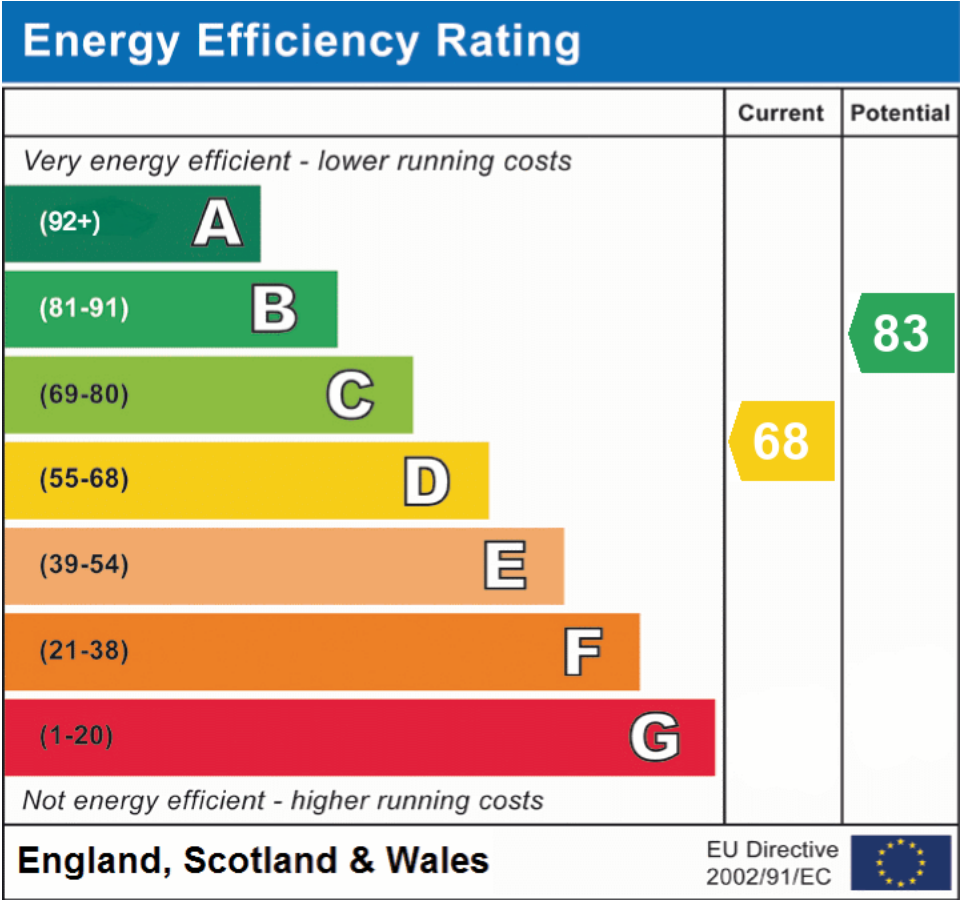
Loft Insulation - No

Loft Boarded out - 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.



## 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.