

3 Bedroom(s), Semi-Detached House, Freehold

Robin Hood Crescent, Edenthorpe, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached House
- Two Reception Rooms
- Rear Enclosed Garden and Lean-To Canopy
- Great Potential and Opportunity for First Time Buyers or Investors

- No Chain
- Kitchen Diner
- Family Bathroom
- Driveway and Garage
- Local Amenities, Schools and Transport Links

**£175,000  
For Sale**

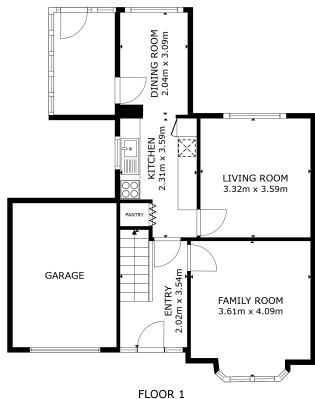
*Book your viewing today* Tel: 01302 247754

## Owner's View

Situated on the popular Robin Hood Crescent in Edenthorpe, Doncaster, this three-bedroom semi-detached home offers excellent potential and represents a fantastic opportunity for both first-time buyers and investors alike. The property benefits from a driveway and garage, providing off-street parking, along with an enclosed rear garden featuring a lean-to shelter attached to the property, ideal for additional storage or covered outdoor use. Internally, the accommodation comprises two well-proportioned reception rooms, a kitchen diner, three bedrooms and a family bathroom. The home offers scope to add value and personalise throughout, making it an ideal opportunity in a well-regarded residential location close to local amenities, schools and transport links. Catchment to Hungerhill. Links to motorways and supermarkets on doorstep. Lived in property since 1998

## Ground Floor

### Floor Plan



 GROSS INTERNAL AREA  
 FLOOR 1 19.5 m<sup>2</sup> FLOOR 2 43.5 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE 11.6 m<sup>2</sup>  
 BATHROOM 2.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 
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## Entry



## Kitchen Diner



## Lounge



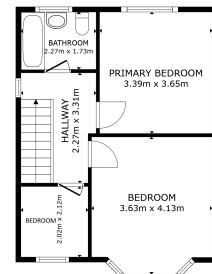


**Dining/Family Room**



**First Floor**

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 54.9 m<sup>2</sup> FLOOR 2 43.5 m<sup>2</sup>  
ENCLOSURE 2.0 m<sup>2</sup> GARDEN 15.5 m<sup>2</sup>  
TOTAL : 98.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Master Bedroom



## Bedroom





**Bedroom**



**Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



## Lean-To



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 7/12/2019

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/12/2019

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

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

