

3 Bedroom(s), Detached Bungalow, Freehold

Birchdale Close, Edenthorpe, Doncaster.



- 3D virtual Tour Available
- Spacious Driveway and Garage
- Open Plan Lounge Diner
- Three Bedroom Detached Bungalow
- Conservatory

- No Chain
- Rear Garden
- Kitchen
- Family Bathroom
- Popular Location in Edenthorpe

£260,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Situated in the desirable area of Edenthorpe, this 3-bedroom detached bungalow on Birchdale Close offers spacious and versatile living. The property boasts a sizeable driveway and a well-maintained front garden, providing excellent kerb appeal. Inside, the home features a kitchen and an L-shaped open-plan lounge diner, creating a bright and welcoming space. A side entryway adds convenience, while the family bathroom serves all three bedrooms. The rear bedroom enjoys the added benefit of a sunroom, offering a peaceful retreat with garden views. The rear garden provides a private outdoor space, perfect for relaxation or entertaining, and the garage adds further practicality for storage or parking. A fantastic opportunity for those seeking a spacious bungalow in a sought-after location!

Internals

Floor Plan



FLOOR PLAN 94.9 sq ft
TOTAL: 94.9 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Side Entrance



Lounge Diner



Kitchen





Master Bedroom



Bedroom



Bedroom



Sun Room



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

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 - 9/21/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 9/21/2023

Boiler Location - KITCHEN

Approximate Electrical System Installation Date - 2/6/2020

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 