

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

**Milton Grove, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Open Plan Kitchen Diner and Snug
- Rear Enclosed Garden with Detached Garage
- Family Bathroom

- Three Bedroom Semi Detached Home
- Spacious Driveway and Frontage
- Lounge
- Local Amenities, Schools and Transport Links

**£199,995**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Family home situated in a quiet cul-de-sac, walking distance to major primary and secondary school, shops and other amenities. Modern, extended kitchen diner with underfloor heating. Ample off road and on road parking. Manageable gardens and ample driveway. Extended partitioned garage.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 47.2 sq. m. FLOOR 2: 40.9 sq. m.  
TOTAL: 88.1 sq. m.



### Entry



### Kitchen Diner & Snug Area





## Lounge



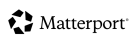
## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 47.2 m<sup>2</sup> FLOOR 2: 40.8 m<sup>2</sup>  
TOTAL: 88.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Master Bedroom



## Bedroom



## Bedroom





## Bathroom



## Externals

### Front Aspect



### Rear Garden



## 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 -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location -

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

