

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

**Robin Hood Crescent, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Semi Detached House
- Driveway and Garage
- Utility Space
- Popular Location in Edenthorpe

- No Chain
- Spacious Plot with Front and Rear Garden
- Two Reception Rooms
- Family Bathroom
- Local Amenities, Schools and Transport Links

**£172,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

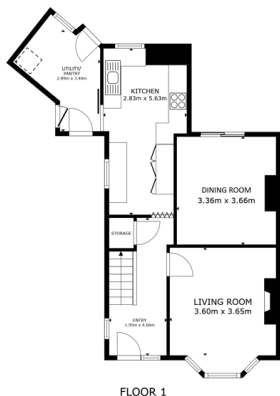


## Owner's View

Offered to the market with no onward chain, this spacious three-bedroom semi-detached property on Robin Hood Crescent presents a fantastic opportunity for buyers looking to put their own stamp on a home with great potential. Situated in the desirable area of Edenthorpe, this property benefits from a front garden, a private driveway, and a garage. To the rear, there is an enclosed garden, ideal for families or those looking to create an outdoor entertaining space. Inside, the property offers a bright lounge, a separate dining room, and a functional kitchen, along with a useful utility space. Upstairs, there are three bedrooms and a family bathroom, all ready for a new owner to modernise and personalise. Perfectly located close to well-regarded local schools, shops, and transport links, this home is ideal for families, first-time buyers or investors looking for a project in a popular residential area.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 106.7 sq ft FLOOR 2 44.4 sq ft  
TOTAL 151.1 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Entry



### Kitchen



### Lounge





## Dining Room

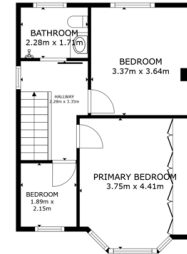


## Utility



## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 55.3 m<sup>2</sup> FLOOR 2: 44.8 m<sup>2</sup>  
TOTAL: 100.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Master Bedroom



## Bedroom







**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - Yes They are owned outright and belong to the property

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Solar





Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

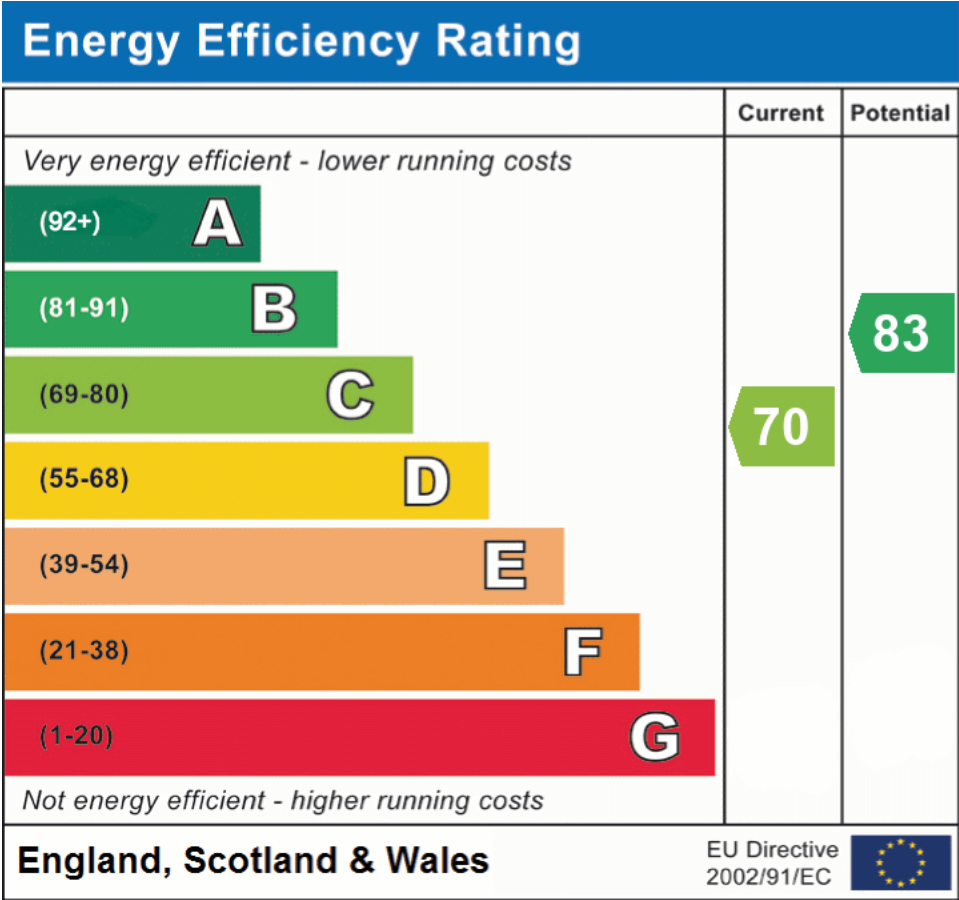
Loft Insulation - Yes

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



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.