



**181 Carr House Road,
Doncaster, DN4 5DP**

Reduced to OiRo: £115,000 – NO CHAIN

A traditional bay windowed, three bed roomed semi-detached house, occupying a prominent main road location.

The property is situated within easy access of local shops, schools and provides good access to the town centre, Doncaster Racecourse and the Dome leisure complex.

Gas central heating and double glazed windows are installed and the property occupies gardens to the front and rear, with off-street parking available to the front of the property.

The property has been well maintained but does have scope for further modernisation and an internal inspection is highly recommended.



GROUND FLOOR

Arched Entrance Porch

Entrance Hall with uPVC entrance door with opaque glass, laminate floor covering, double radiator, cornice ceiling mouldings, fitted dado rail, wall mounted cupboard unit housing the concealed gas central heating boiler.



Lounge 11' 10" x 14' 10" (3.61m x 4.53m) (measurements excluding the bay) with front facing bay window, attractive timber surround feature fireplace, double radiator central ceiling rose, cornice ceiling mouldings, fitted dado rail, telephone point.



Dining Room 12' 0" x 13' 0" (3.66m x 3.97m) (first measurement reducing to 10' 4") with an attractive feature fireplace, double radiator, cornice ceiling mouldings, fitted dado rail, laminate floor covering, uPVC double glazed French doors leading into the rear garden.



Breakfast Room 7' 2" x 9' 10" (2.19m x 3m) with

laminate floor covering, fitted dado rail, under stairs storage cupboard.



Kitchen 7' 6" x 14' 3" (2.29m x 4.35m) with a range of base cupboard and drawer units with roll edge worktops, with an inset stainless steel sink unit, plumbing and recess for automatic washer and incorporating built in fridge and freezer and split level cooker equipment comprising of a four ring electric ceramic hob unit, with concealed extractor canopy over, tall cupboard housing the built in oven, matching wall mounted cupboard units, part-tiled walls, uPVC double glazed front and rear entrance doors with opaque glass, inset spotlights to ceiling, tiled floor covering.



FIRST FLOOR

Landing with access to loft, cornice ceiling mouldings, fitted dado rails.



Front Bedroom 1 10' 6" x 15' 0" (3.21m x 4.58m)

(measurements excluding the bay) with front facing bay window, double radiator, cornice ceiling mouldings, fitted dado rail.



Rear Bedroom 2 10' 6" x 13' 3" (3.21m x 4.04m) with a range of fitted bedroom furniture comprising of a range of fitted wardrobes with hanging space and overhead storage cupboards, matching chest of drawers and dresser unit, double radiator, cornice ceiling mouldings.



Front Bedroom 3 7' 3" x 9' 9" (2.21m x 2.98m) with radiator, cornice ceiling mouldings, fitted picture rail.



Bathroom 8' 1" x 7' 3" (2.47m x 2.21m) with a white suite comprising of panel bath, separate shower

compartment with electric shower, pedestal wash basin, low level wc, part-tiled walls, extractor fan to wall, heated towel rail, cornice ceiling mouldings, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property has a front forecourt garden laid to paving stones, standing behind a brick boundary wall with an adjacent hardstanding providing off-road parking. There is a wall enclosed rear garden laid to lawn and flowerbeds, which requires some further landscaping.



OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings

specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

VIEWING: By arrangement with Johnsons estate agents.

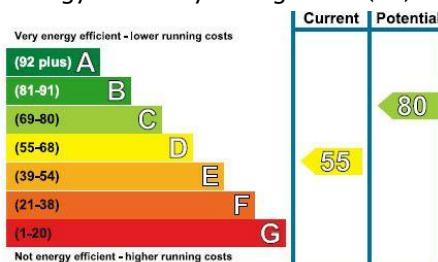
COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: The property can be approached by travelling from Doncaster Town Centre, along Chequer Road, turn left into Carr House Road and the property will be found on the left hand side.

ENERGY PERFORMANCE

Energy Efficiency Rating: D 55 (80)



A full copy of the EPC is available upon request.
RA 23115 NH/DR 11/09/20



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 107.9 SQ.M. (1162 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for identification purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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