



25 Firbeck Road,
Bennetthorpe, Doncaster, DN4 5HB

£139,950

Available with no chain is this spacious three bedroom semi detached house that has a rear extension and is situated in a popular position close to amenities and the town centre.

The property comprises: entrance hall, lounge, dining room, connected kitchen, utility room, shower room, landing, three bedrooms and a bathroom.

Gas central heating and majority double glazing are installed, whilst outside there is a driveway, brick outbuilding and gardens to the front and rear.

Viewing is highly advised to appreciate the space this traditional family home has to offer.



GROUND FLOOR

Entrance Porch

With double glazed French door entry and feature stained glass panel and door leading into the hall.

Hall

With radiator and staircase leading to the first floor.



Lounge 12' 0" x 13' 1" (3.66m x 3.99m) (excluding bay)
Having an electric fireplace with surround and hearth, radiator, front facing double glazed bay window and coving.



Dining Room 11' 2" x 13' 8" (3.41m x 4.17m)
With radiator, double glazed sliding door leading out to the rear garden, coving and opening leading through to the kitchen.



Kitchen 7' 0" x 10' 4" (2.14m x 3.15m)
Having fitted units incorporating a single drainer stainless steel sink with half bowl and electric cooker. There is a radiator, side facing double glazed window, storage cupboard/pantry and opening leading through to the utility room.



Utility Room 8' 5" x 8' 0" (2.57m x 2.44m)
With fitted cupboards and work surfaces, single drainer stainless steel sink, radiator, double glazed window, tiled floor and double glazed side entrance door.

**Shower Room** 8' 7" x 4' 1" (2.62m x 1.25m)

Having a modern suite comprising a shower cubicle with plumbed in shower and vanity unit with low flush WC and wash basin. There is a radiator, double glazed window and extractor fan.

With radiator, rear facing double glazed window and a range of fitted wardrobes/storage cupboards.

**Bedroom 3** 6' 8" x 8' 2" (2.04m x 2.49m)

With radiator, front facing double glazed window and wall mounted central heating boiler.

**FIRST FLOOR****Landing**

With double glazed window and doors leading to the bedrooms and bathroom.

Bedroom 1 11' 7" x 13' 0" (3.54m x 3.97m) (excluding bay) With radiator, front facing double glazed bay window, picture rail and coving.

**Bathroom** 6' 7" x 7' 8" (2.01m x 2.34m)

Having a suite comprising a panelled bath, pedestal wash basin and low flush WC. There is a radiator, storage cupboard and double glazed window.

**Gardens**

To the front there is a garden with shrub borders and

Bedroom 2 11' 7" x 13' 8" (3.54m x 4.17m)

gated driveway providing off road parking. There is side gated access to the good sized rear garden with brick outbuilding, lawn, patio and hedged border.



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.

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.

SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" 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: Travel out of Doncaster town centre along South Parade. As the road continues onto Bennetthorpe, turn

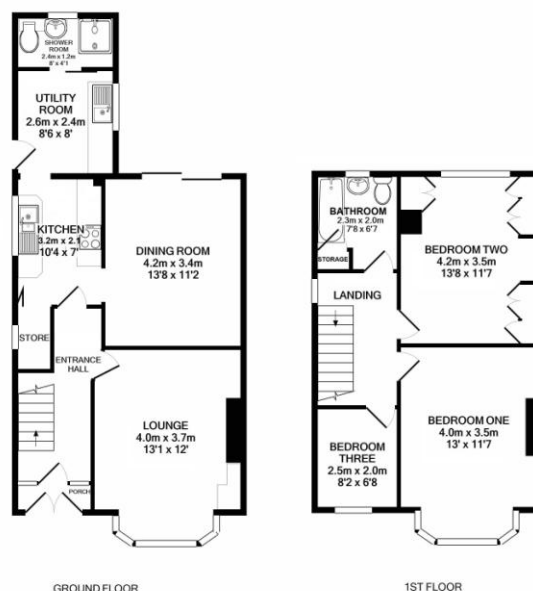
right onto Roman Road. Go straight on at the mini roundabout to stay on Roman Road and then turn left onto Firbeck Road. The property will be found on the left hand side.

ENERGY PERFORMANCE

Energy Efficiency Rating: D 59 (77)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
RA 23142 RC/DR 10/12/20



TOTAL APPROX. FLOOR AREA 107.8 SQ.M. (1160 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 illustrative 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.

Made with Metapix 02020

by RCJ Residential - rcjresidential.co.uk