

Caernarvon Drive

Barnburgh, Doncaster DN5 7HF

- NO VENDOR CHAIN
- THREE BEDROOMS
- GOOD RESIDENTIAL AREA
- MODERNISATION REQUIRED
- SEMI DETACHED PROPERTY
- SPACIOUS LIVING
- SURROUNDING VIEWS
- EPC RATING TBC

Offers In The Region Of £180,000 Freehold













Situated in the charming village of Barnburgh, this semi-detached house presents an excellent opportunity for both families and investors alike. Boasting two spacious reception rooms and three well-proportioned bedrooms provide comfortable living quarters.

One of the standout aspects of this home is its remarkable potential for expansion, allowing you to increase both the size and value of the property. Whether you envision a larger family home or wish to enhance its appeal for future resale, the possibilities are abundant.

Offered for sale with no vendor chain, this home is ready to make it your own. The location is particularly advantageous, with stunning views that enhance the overall charm of the property. Additionally, the excellent transport links ensure that commuting to nearby towns and cities is both convenient and efficient.

In summary, this semi-detached house is a fantastic opportunity for those looking to invest in a property with great potential. With its spacious living areas, beautiful surroundings, and excellent transport connections, it is a must-see for anyone seeking a new home in Barnburgh.

GROUND FLOOR ACCOMMODATION
uPVC double glazed doorway opens into:

ENTRANCE HALLWAY
uPVC double glazed window to front elevation. Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE
12'6" *11'2"
uPVC double glazed window to front elevation. Marble surround housing a modern electric fire with marble back and hearth. Single panelled central heating radiator.

KITCHEN / DINER
18'9" * 9'2" increasing to 9'10",88'6"
uPVC double glazed window to rear and side elevations. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Tiles to splash back areas. Wall mounted gas fire. Double panelled central heating radiator.

REAR ENTRANCE PORCH
7'4" * 4'11"
uPVC double glazed window to rear elevation. Storage cupboard off. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODAITON

LANDING
uPVC double glazed window to side elevation. Stairs from entrance hallway. Loft access point.

BEDROOM ONE
12'3" * 9'10"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO
10'10" * 9'9"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM THREE
8'8" reducing to 5'2" * 8'5"
uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off.

BATHROOM
7'8" * 5'4"
uPVC double glazed window to side and rear elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and shower cubicle with electric shower over. Fully tiled to three walls. uPVC cladding to shower and ceiling. LED downlights to ceiling. Extractor fan. Single panelled central heating radiator.

OUTSIDE AND GARDENS
To the front is a good size garden with potential for off road parking. Steps lead to the front door. To the rear is a small yard area.

VIEWINGS
By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION
MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE
Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER
Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND
The property broadband speed is excellent with fibre broadband available.

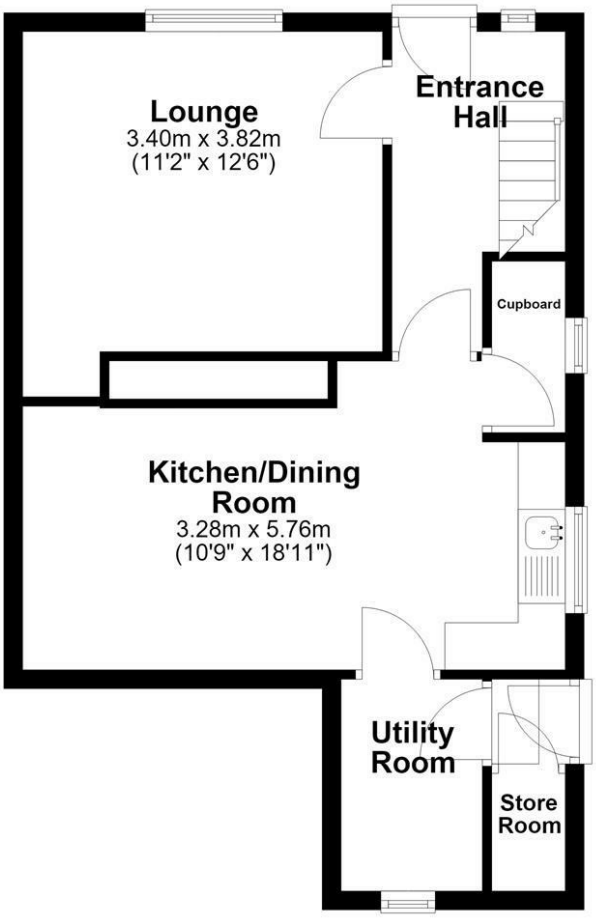


Local Authority Doncaster MBC
Council Tax Band A
EPC Rating

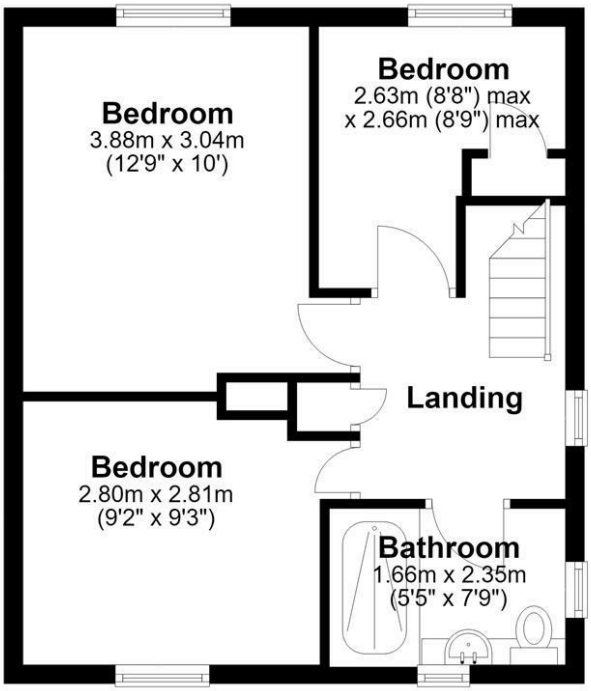




Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.