



**Westmorland Way, Doncaster
Yorkshire DN5 7PJ**

£159,950

A well-presented modern two bedroom (formerly 3) semi-detached property which can be easily converted back to 3 bedrooms. It occupies a pleasant position in the village of Sprotbrough. Comprises: hall, lounge, kitchen/dining room, conservatory, master bedroom, double bedroom and family bathroom. Benefiting from full uPVC double glazing, gas central heating with energy efficient combi boiler, security alarm, single garage, off road parking and gardens to front and rear. This property is not in a chain and an early viewing is highly recommended.

Full description:

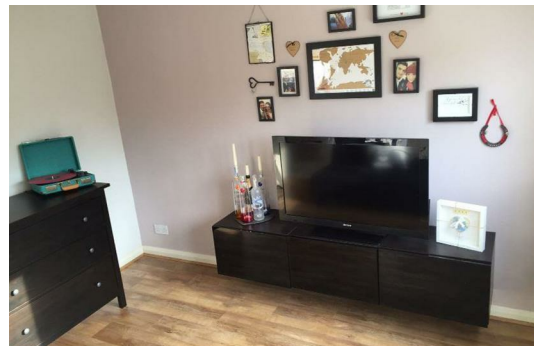
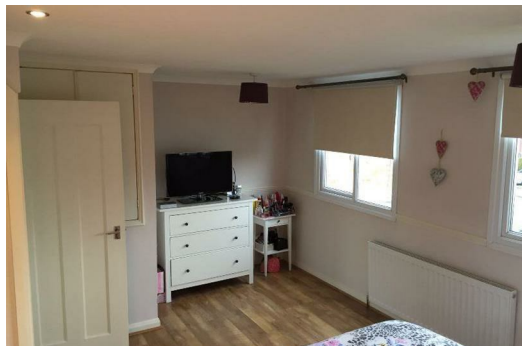
LOCATION Travelling from Doncaster Town Centre continue over the North Bridge following the signs for Sprotbrough. Continue through the full length of Sprotbrough village turning onto Melton Road, after the Ivanhoe Public House take a right hand turn onto Melton Wood Grove, first right again onto Westmorland Way, follow the road round the property can be found on the left and is marked by a 'For Sale' sign.

COUNCIL TAX BAND B

ENERGY PERFORMANCE RATINGS Energy Efficiency Rating – Current 52 Potential 77
Environmental Impact Rating – Current 48 Potential 76

ENTRANCE HALL uPVC double glazed door through to an entrance hall with oak laminate flooring and carpeted staircase rising to the first floor.

LOUNGE Double glazed window to front elevation, central feature fireplace with DEFRA wood burning stove and slate hearth, television aerial point, telephone connection, under stairs storage cupboard housing the meters.



KITCHEN/DINER Kitchen area fitted with a matching range of base units with an inset stainless steel sink bowl and drainer unit, space and plumbing for automatic washing machine, electric hob with oven below and extractor hood over, wall tiling to splash back level, slate effect tiling to the floor.

Dining area with space for table, wood laminate flooring and secure patio doors giving access to the conservatory.

CONSERVATORY French doors leading to the rear garden and wood laminate flooring.

FIRST FLOOR LANDING Double glazed window to the side and hatch to roof space with ladders.

MASTER BEDROOM (FORMERLY TWO SEPARATE BEDROOMS) With two double glazed windows to the front and range of fitted wardrobes with sliding fronts. Featured lighting. Oak laminate flooring.

BEDROOM TWO Double glazed window to the rear and built in airing cupboard. Oak laminate flooring.

FAMILY BATHROOM New, modern, marble floor and wall tiles with twin ended bath, overhead shower with screen, basin inset into unit, WC, heated towel radiator, double glazed frosted window to the rear.

OUTSIDE To the front of the property there is a laid to lawn garden with long driveway with parking for three vehicles, wooden gate giving access to additional parking thereafter leading to garage with up and over door.

Further rear garden area with patio, block paved, further lawned garden, borders, all enclosed within fencing.

Map

Local schools will appear on the public site.

Nearest stations:

Doncaster (2.2 miles)

Conisbrough (2.4 miles)

Bentley (South Yorks.) (2.7 miles)

