



83 The Boulevard

Edenthorpe, Doncaster, DN3 2QQ

Offers in the region of £150,000



Offered for sale is this well appointed traditional home located on The Boulevard, Edenthorpe. Well presented throughout, briefly benefitting from a fitted kitchen & utility room, open plan lounge / dining room, down stairs w/c, 3 good size bedrooms and family bathroom. Enclosed gardens to the front and rear of the property. Driveway providing ample off road parking leading to the detached garage. No chain. Located within walking distance of local amenities, schools and local bus routes.



Front porch

Through a white uPVC front door with design glass and full length narrow window to either side into the front porch with access to the front hallway.

Front entrance hall 10'10" x 6'5" (3.313 x 1.966)

The front entrance hall is bright and welcoming with uPVC front door and a side facing window, coving to the ceiling and night storage heater. Access to the kitchen, under stairs storage cupboard and stairs to the first floor elevation.

Lounge 13'10" x 11'10" (4.234 x 3.609)

A dual aspect lounge / dining room with a large bay window to the front aspect, coal effect electric fire with wooden surround and marble hearth, coving to the ceiling, tv aerial, power points and night storage heater. Access to the dining room through feature archway.

Dining room 12'9" x 11'10" (3.898 x 3.609)

Following through from the lounge the dining room is a good size and has coving to the ceiling, a rear facing window enjoying views of the rear garden. night storage heater and power points. Access to the lounge and kitchen.

Kitchen 9'7" x 12'9" (2.935 x 3.898)

Offering a range of white wall base units and drawers, marble effect work surfaces inset with a stainless steel drainer sink unit with mixer tap, tiled splash backs, side facing bay window, tiled effect lino flooring and power points. Access to the front hallway, dining room and rear garden.

W/C 5'6" 2'7" (1.70 x 0.80)

Has a low flush w/c, side facing window and lino flooring.

Utility room 5'6" x 4'4" (1.699 x 1.322)

Has plumbing for a washing machine and air vent for tumble dryer, wood cladding walls, side facing window and power points.

Bedroom One 14'0" x 11'9" (4.292 x 3.599)

A spacious master bedroom with front facing bay window, fitted wardrobes and dressing table, night storage heater and power points.

Bedroom Two 10'10" x 12'4" (3.316 x 3.772)

A rear facing double bedroom with fitted wardrobes and dressing table, feature wall paper to one wall, coving to the ceiling, night storage heater and power points.

Bedroom Three 7'11" x 6'4" (2.425 x 1.944)

A front facing bedroom with fitted wardrobes and shelving unit, night storage heater and power points.

Bathroom 7'2" x 5'11" (2.195 x 1.815)

A rear facing bathroom having a white three piece suite comprising of a low flush w/c, and wash unit with vanity unit and bath with shower over, glass shower screen, tiled walls and lino flooring.

Front & Rear Garden

The front garden is enclosed with gated access, is well maintained with pebble design courtyard, established planted borders and a pathway and drive leading to the rear garden and detached garage.

The rear garden is also fully enclosed, laid to lawn with planted borders and pathway.

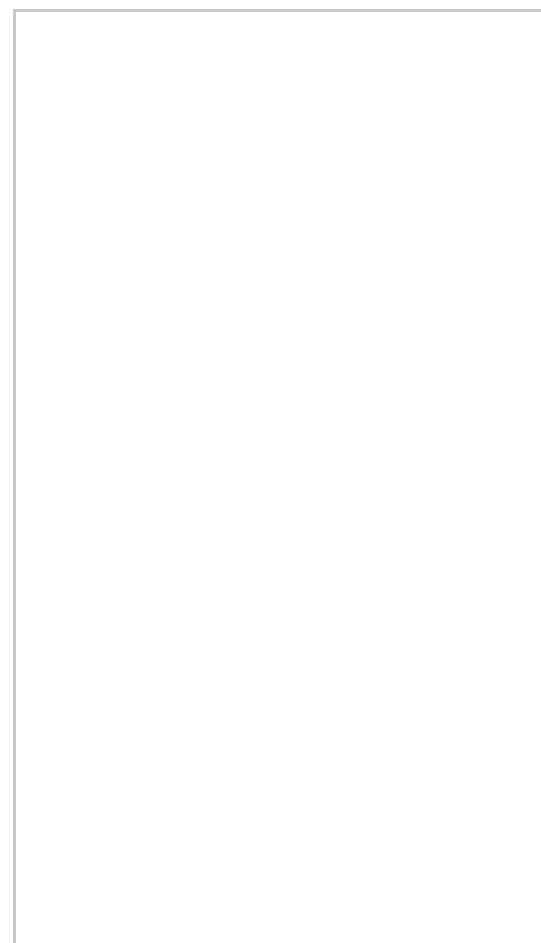
Garage

The detached garage has a white up and over door to the front aspect and window and door to the side leading out onto the rear garden.

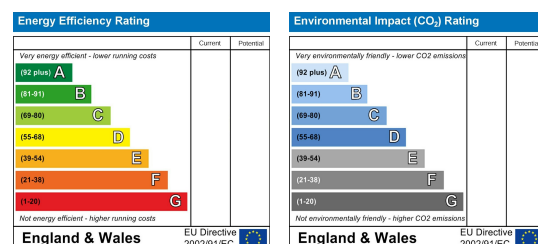
Area Map



Floor Plans



Energy Efficiency Graph



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