



84 Lauder Road , Doncaster , DN5 9RP
Offers In Excess Of £150,000 Freehold



Lauder Road , Doncaster

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Three bedroom semi detached
- Chain Free
- Two reception rooms
- Close to local amenities
- Close to City Centre
- Good size family garden
- Popular location

A fantastic opportunity to purchase this three bedroom semi detached property situated in a popular area, there is opportunity to develop this home further and create off road parking with the block paved area to the front. There is a deceptively large family garden to the rear with storage houses and wood decking. The property briefly comprises of a spacious front living room, a second multi functional reception room and kitchen on the ground floor. The second

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floor has two double bedrooms, a single bedroom and family bathroom.

The property is located close to local amenities and City Centre. Call now to arrange a viewing.

LIVING ROOM 11' 10" x 11' 10" (3.63m x 3.61m) A surprising spacious front facing living room with feature fireplace and wood effect flooring.

DINING ROOM 11' 10" x 11' 10" (3.61m x 3.63m) A second multi functional reception room with feature brick fireplace, wood effect flooring and French doors leading out onto the generous size family garden.

KITCHEN 10' 2" x 5' 9" (3.10m x 1.77m) A galley kitchen with wall and base units, complemented with a wood effect worktop. There is an integrated oven, gas hob and extractor. Plumbing for fridge freezer.

BEDROOM 11' 8" x 10' 2" (3.58m x 3.12m) A spacious double bedroom with fitted wardrobes

BEDROOM 12' 0" x 10' 0" (3.67m x 3.07m) Second double bedroom

BEDROOM 9' 0" x 7' 9" (2.76m x 2.37m) Single bedroom

BATHROOM 6' 6" x 5' 9" (1.99m x 1.76m) A modern fully tiled family bathroom with white three piece suite and over bath shower.

UTILITY ROOM To the rear of the property is an outbuilding which has plumbing and is currently used as a utility room.

OUTSIDE SPACE The front of the property has been block paved with fencing and gate, this could easily be transformed into off road parking. The rear garden is deceptively large with out houses for a washing room and storage, there are two separate decking areas and a large lawn area for plenty of family fun.









Ground Floor



Approximate total area⁽¹⁾

812.02 ft²

75.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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