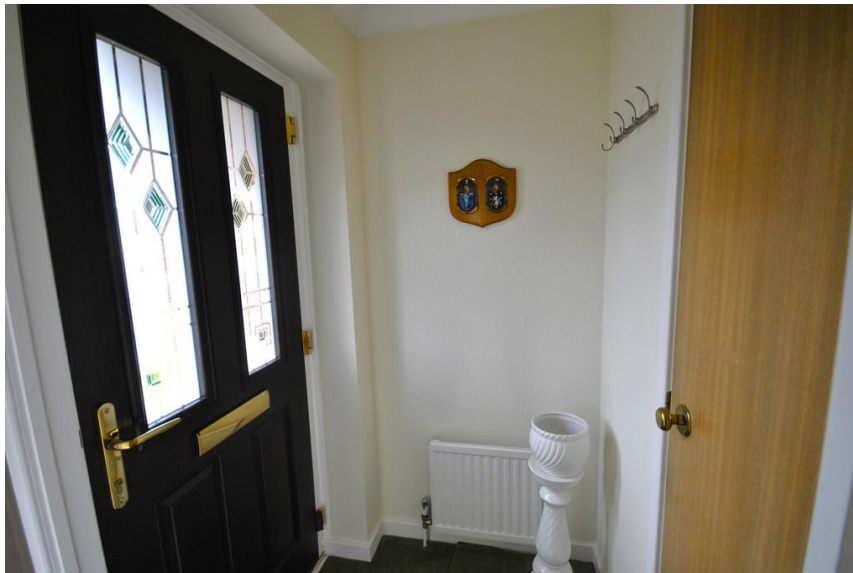


8 Birkdale Close,



Offers In Region Of £255,000

An attractive and well maintained three bedroom detached bungalow providing spacious living accommodation. We strongly encourage internal viewings to fully appreciate the space and layout this charming bungalow has to offer which briefly comprises of: Entrance porch, sitting room, inner hall way, dining kitchen, main bedroom with ensuite, two further bedrooms, family bathroom.

The property is positioned within this extremely pleasant and sought after residential area, enjoying front and rear gardens with detached garage and off road parking within a cul-de-sac

This wonderful bungalow includes a generous open plan dining kitchen, a spacious front facing sitting room with access to the entrance hall, three generous sized bedrooms, gas combi boiler central heating and UPVC double glazed windows with composite doors.

The property also enjoys a lawned front garden with paved driveway to the side offering ample off road parking with access to the garage and brick store. The generous low maintenance rear garden is predominantly block paved with a paved seating area and timber built summer house.

ENTRANCE PORCH



SITTING ROOM

19' 0" x 15' 4" (5.79m x 4.67m) Reducing To 12'7"



DINING KITCHEN

14' 11" x 7' 9" (4.55m x 2.36m)



BEDROOM ONE

11' 6" x 11' 4" (3.51m x 3.45m)



ENSUITE

8' 8" x 3' 2" (2.64m x 0.97m)



BEDROOM TWO

14' 10" x 8' 9" (4.52m x 2.67m)



BEDROOM THREE

9' 0" x 7' 0" (2.74m x 2.13m)



BATHROOM

8' 9" x 5' 6" (2.67m x 1.68m)



GARAGE



BRICK STORE

GARDEN



DATED - 15/05/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

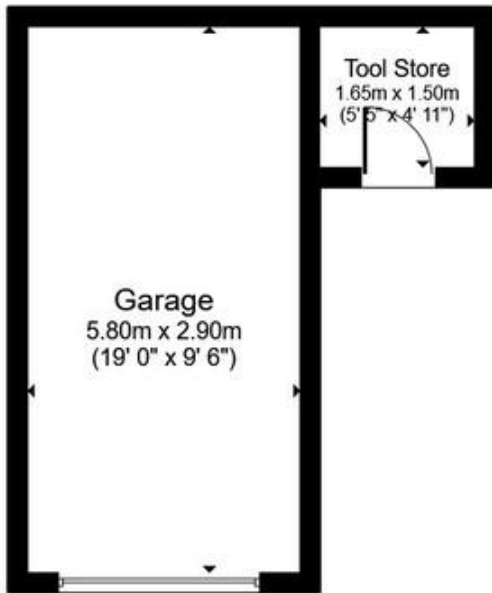
ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

8, Birkdale Close, DONCASTER, DN4 6UW

Total floor area 83.6 sq.m. (899 sq.ft.) approx (Excluding Garage/Store)



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.