



62 Airestone Road, Doncaster , DN6 0QB
Offers In Excess Of £230,000 Freehold


MARTIN&CO

Airestone Road, Askern

3 Bedrooms, 2 Bathroom

Offers In Excess Of £230,000

- Spacious detached home
- Perfect for families
- Three Double Bedrooms
- Sought after location
- Close to local amenities
- Excellent transport links
- Close to local schools

This deceptively large 3-bedroom detached family home offers comfortable living in a sought-after location. Occupying a generous plot that provides ample space for families and a driveway for off street parking. Inside, the welcoming and versatile living space offers a degree of flexibility. Briefly comprising of a wow factor kitchen diner, lounge large hallway and a convenient ground floor WC. Upstairs, the master suite benefits from an ensuite

%epcGraph_c_1_363%



shower room and walk-in-wardrobe, bedroom two is a generous dual aspect double bedroom, the third bedroom, which is currently being used as an office and a family bathroom.

The rear garden is a lovely private space with a large patio area and easy access to the driveway

KITCHEN/DINER 13' 0" x 17' 10" (3.97m x 5.45m) A wow factor kitchen diner with a range of white high gloss wall and base units with complementary dark wood effect worktops. The addition of an eye level double oven, electric hob and extractor, and integrated appliances enhance the sleek and modern appearance. Patio doors open into the rear garden

LOUNGE 14' 9" x 11' 5" (4.52m x 3.49m) A well proportioned dual aspect lounge allowing plenty of natural light

WC 6' 2" x 4' 11" (1.88m x 1.50m) A large ground floor WC

MASTER BEDROOM 13' 1" x 9' 11" (4.01m x 3.04m) A master bedroom with ensuite and walk-in-wardrobe

ENSUITE 8' 8" x 3' 4" (2.65m x 1.02m) An ensuite to the master bedroom with WC and basin and walk-in-shower

BEDROOM 9' 6" x 14' 6" (2.90m x 4.43m) A dual aspect double bedroom

BEDROOM 7' 6" x 11' 5" (2.30m x 3.48m) A third double bedroom, currently being used as a home office

BATHROOM 7' 2" x 6' 7" (2.20m x 2.02m) A generous family bathroom with bath, over bath electric shower, hand basin and WC

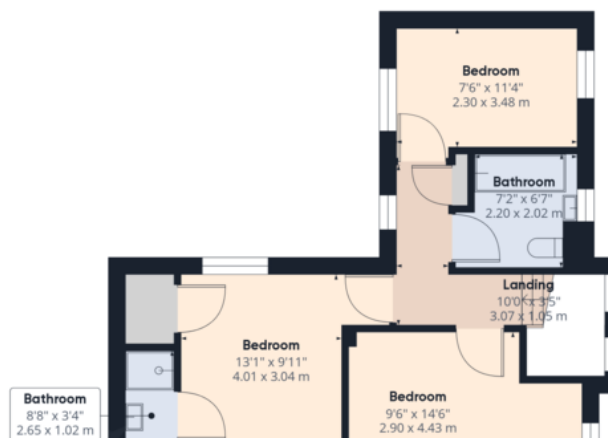








Ground Floor



Approximate total area⁽¹⁾
1058.63 ft²
98.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.