



Gorse Close, Doncaster, DN7

£180,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

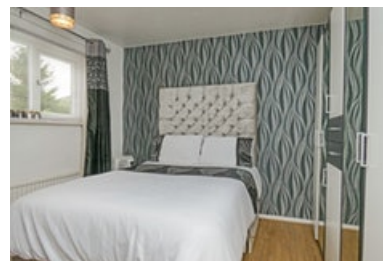
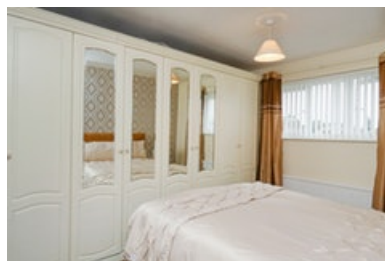
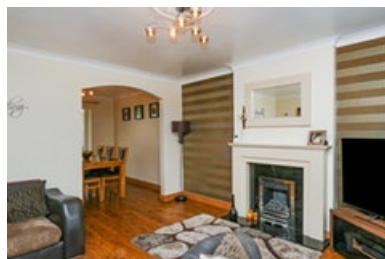
HouseSimple is pleased to present this property in Doncaster.

Key features:

- partly converted garage
- easy access to M18 A1(M) A19 & M180
- landscaped tiered garden with water feature
- solar panels
- catchment area for Dunsville Primary & Ash Hill Academy

Extra info:

- **Property Age:** 39 years
- **Council Tax:** Band a (£1308.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



THREE BEDROOMSGARAGE***GENEROUS LANDSCAPED GARDEN***CONSERVATORY***RECENTLY FITTED BATHROOM***

We are delighted to offer for sale this well presented and spacious three bedroom link detached home, situated in a quiet residential area offering easy access to local amenities, schools & commuting routes.

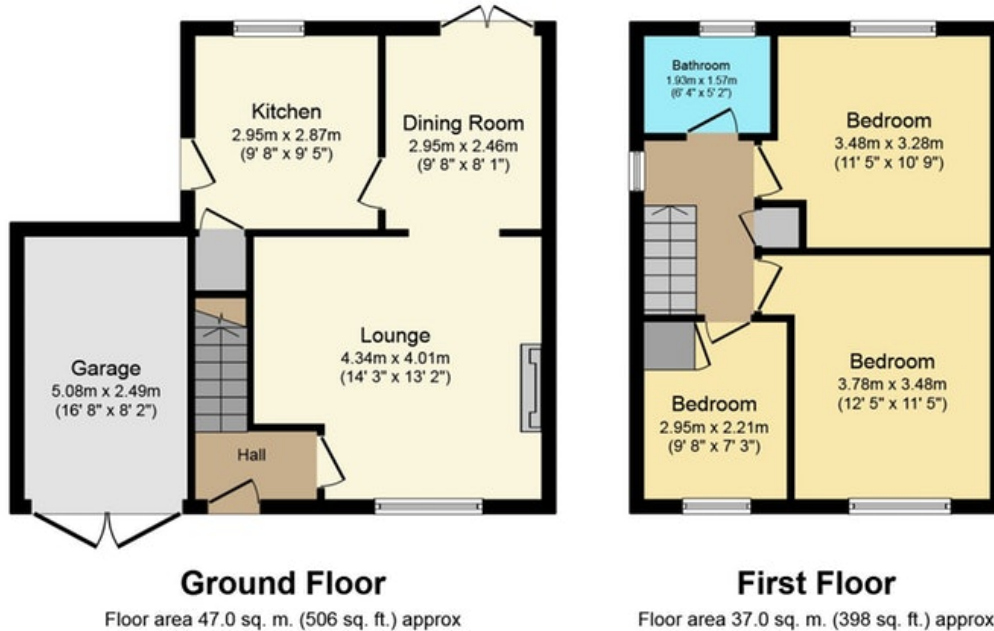
The ground floor comprises of entrance area, spacious lounge with through dining room, modern kitchen and conservatory. The first floor offers three bedrooms two of which are double in size and a stylish bathroom fitted last year.

To the rear there is a generous enclosed garden with tiered patio area and water feature.

To the front there is a double driveway with garage that has been partly converted.

internal viewing is essential to appreciate what this home has to offer!

Floor plan:



Total floor area 84.0 sq. m. (904 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

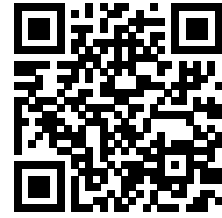
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G	0	0	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G	0	0	
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code