



7 Melton Road , DN5 7AH

**£175,000 Offers In Region Of
Tenure Freehold**

- **3 BED SEMI DETACHED HOME**
- **POPULAR LOCATION**
- **GENEROUS GARDEN**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **WITHIN WALKING DISTANCE TO LOCAL SCHOOLS**

Spacious 3-Bedroom Semi-Detached Home in Sought-After Sprotbrough – In Need of Some TLC – No Onward Chain

Located in one of Sprotbrough’s most desirable residential areas, this spacious three-bedroom semi-detached home presents an excellent opportunity for buyers looking to personalise a property and add value. Offered with no onward chain, the sale can proceed without delay—making it an ideal choice for first-time buyers, investors, or families looking to move quickly. Just a stone’s throw from a well-regarded local school and within easy walking distance of Sainsbury’s Local, the location is both convenient and family-friendly.

The ground floor opens into a welcoming, generously sized hallway, setting the tone for the rest of the home. To the right, a bright and airy lounge/dining room benefits from large windows that allow natural light to flood the space. The kitchen, while functional, would benefit from modernisation—offering the perfect blank canvas for those looking to create a bespoke space. There’s also a useful downstairs WC and built-in storage for added practicality.

Outside, the property sits on a good-sized plot with a well-kept front garden and a large, enclosed rear garden—ideal for outdoor living, children’s play, or future development. Subject to planning permission, there is ample space to extend the property while still maintaining a generous garden.

Upstairs, the home offers two double bedrooms and a comfortable single room, all with good natural light. The main bathroom has been updated to include a modern walk-in shower and is ready to use, though there is scope to further enhance it in line with the rest of the home.

Though the property requires some cosmetic updating throughout, it is structurally sound and full of potential. With no chain involved, this is a rare chance to secure a home in a prime location without the usual delays of a property chain.

Sprotbrough is a sought-after village with a strong community atmosphere, local shops, access to beautiful riverside walks,

