



**23 Stanley Road, DN5 8RR**  
**£165,000 Offers In Region Of**  
**Tenure Freehold**

- NEW KITCHEN & BATHROOM
- NEW ROOF
- TWO BEDROOM SEMI DETACHED
- GATED DRIVEWAY
- FIELD VIEWS
- UTILITY ROOM
- PRIME LOCATION WITH EXCELLENT AMENITIES
- MOVE IN READY

## Stanley Road, Doncaster, DN5

If you're searching for a home that is truly move-in ready, this beautifully renovated two-bedroom property is guaranteed to impress.

Fully refurbished to an exceptional standard, the property has been completely replastered, creating a fresh and flawless finish throughout. The ground floor showcases stunning herringbone flooring, enhanced by underfloor insulation for added warmth and energy efficiency, giving the home both style and substance.

The contemporary kitchen is sleek and modern, fitted with a built-in oven, hob and extractor, and flows through to a practical utility area, ideal for additional storage and everyday convenience. The property also benefits from a brand-new modern bathroom, finished with a clean and stylish design.

Major upgrades provide total peace of mind, including a new roof, new electrics, a newly installed boiler and brand-new radiators throughout — meaning the hard work has already been done for you.

Externally, the home offers a gated side driveway providing secure off-road parking. To the rear, it enjoys a truly special position backing onto open fields, delivering stunning uninterrupted views and a peaceful outlook rarely found in properties so conveniently located.

Situated just a 10-minute drive from Doncaster town centre and the train station, and within easy reach of the excellent amenities along Wheatley Hall Road, this home perfectly balances modern living with convenience and open surroundings. A true move-in ready home – properties like this don't stay on the market for long. Don't miss out on this exceptional opportunity.



**TOTAL: 77 m<sup>2</sup>**  
 GROUND FLOOR: 42 m<sup>2</sup>, FIRST FLOOR: 35 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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