



36 Dominion Road, DN5 9PX

**£190,000 Offers In Region Of
Tenure Freehold**

- Move In Ready
- Perfect for first time buyers
- Great Location
- Private Parking for Two Vehicles
- Handy Downstairs WC
- Three-bedroom semi-detached
- Master bedroom with ensuite

Dominion Road, Doncaster, DN5

A beautifully presented three-bedroom family home, ideally positioned close to open green space where children can play, with off-road parking for two cars and modern, well-planned accommodation throughout.

Upon entering the property, you are welcomed into the entrance hallway, which provides access to a convenient downstairs WC before leading through to the spacious living room. Bright and welcoming, this is a lovely space with plenty of room for the whole family to relax.

To the rear of the property is a fantastic kitchen diner, creating the perfect space for everyday family life. The kitchen offers a good range of fitted units with contrasting worktops and integrated cooking appliances, while the dining area comfortably accommodates a family-sized table. French doors open directly onto the rear garden, making this a great space for entertaining and enjoying the warmer months.

Upstairs, there are three bedrooms, including a good-sized principal bedroom, together with the added benefit of two bathroom/shower facilities, ideal for busy family life.

Outside, the rear garden features a sandstone-paved patio area, providing a lovely spot for outdoor dining, entertaining or simply relaxing. The property also benefits from off-road parking for two cars.

Another great feature for families is the open green space nearby, providing a lovely area for children to play.

The property has been well cared for and is beautifully presented throughout, with a bright, modern feel, allowing the new owners to simply move in and make it their own.

Conveniently located for local schools, shops and everyday amenities, with good access to Doncaster city centre and surrounding transport links, this would make a fantastic first-time purchase or family home.

Early viewing is highly recommended.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	