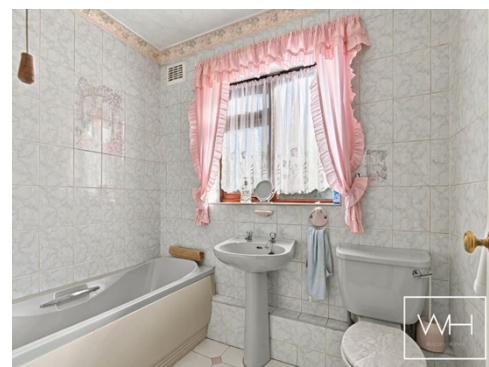




37 Rose Crescent, DN5 9EW

**£230,000 Offers In Region Of
Tenure Freehold**

- Semi-Detached Three Bedroom Bungalow
- No Chain
- Garage and Driveway
- Open plan living dining
- Sought after location
- Great access to town and motorway

37 ROSE CRESCENT, SCAWTHORPE

SPACIOUS THREE-BEDROOM BUNGALOW | FANTASTIC POTENTIAL | GENEROUS GARDENS | DETACHED GARAGE

A FANTASTIC OPPORTUNITY TO CREATE YOUR DREAM BUNGALOW!

Welcome Homes are delighted to bring to the market this spacious three-bedroom bungalow, situated on Rose Crescent in the popular residential area of Scawthorpe, Doncaster.

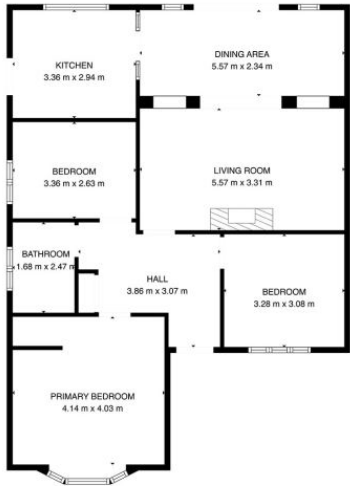
Offering approximately 1,033 sq ft of accommodation, generous gardens, a substantial driveway and detached garage, this is a property bursting with potential!

Whilst the bungalow would benefit from some modernisation, it offers an excellent opportunity for buyers looking to create a beautiful home tailored to their own taste and style. With well-proportioned rooms, versatile living accommodation and a fantastic outdoor space, there is so much to love about what this property could become.

STEP INSIDE...

Entering the property, you are welcomed into a spacious central hallway providing access to the accommodation, with useful built-in storage.

The generous living room provides plenty of space for comfortable seating, with a feature fireplace creating a lovely focal point. An attractive archway opens into the adjoining dining area, giving the two rooms a wonderful sense of space and flow.



TOTAL: 96 m²
Ground floor: 96 m²
EXCLUDED AREAS: BAY WINDOW: 1 m², WALLS: 7 m²
FLOOR PLAN CREATED BY WILLOWHILL HOMES. REQUIREMENTS DEEMED REASONABLY BELIEVED BUT NOT GUARANTEED.

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		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	