



## 18 WATERSLACK ROAD DONCASTER, DN11 8DW

**£130,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE OF BETWEEN £130,000 - £140,000\*\*\*

This spacious three-bedroom property offers well-proportioned accommodation throughout, including a welcoming entrance hallway, a bright living room, a generous breakfast kitchen, a downstairs bathroom and WC, and three good-sized double bedrooms to the first floor. Externally, the property benefits from gardens to both the front and rear, with an enclosed rear garden providing an outdoor seating area.

The property is in need of some modernisation, offering an excellent opportunity for buyers to update and personalise the home to their own taste. Ideally situated in a much sought-after location, the property is close to local shops, schools, and a range of everyday amenities. It is also well placed for commuting, with convenient access to Doncaster, Bawtry, Sheffield, Rotherham, and Worksop.

Offered to the market with no upper chain, this property would make an ideal purchase for a range of buyers.

**Kendra  
Jacob**

Powered by  
  
JBS Estates

# 18 WATERSLACK ROAD

- **\*\*\*GUIDE PRICE OF BETWEEN £130,000 - £140,000\*\*\*** • Spacious three-bedroom property with well-proportioned rooms throughout
- Welcoming entrance hallway and bright living room
- Generous breakfast kitchen with ample storage and worktop space
- Downstairs bathroom and separate WC
- Three good-sized double bedrooms to the first floor
- Gardens to the front and an enclosed rear garden with seating area
- In need of some modernisation, offering great potential
- Located in a much sought-after area close to shops, schools and local amenities
- Excellent commuter links to Doncaster, Bawtry, Sheffield, Rotherham and Worksop – offered with no upper chain



## ENTRANCE HALLWAY

A front-facing composite entrance door opens into a spacious and welcoming hallway. Stairs rise to the first-floor landing, and the area benefits from a central heating radiator and laminated wood flooring. There is also a large storage cupboard with shelving and an obscure UPVC double-glazed window, providing useful additional storage space.

## LIVING ROOM

A well-proportioned and bright living room featuring a front-facing UPVC double-glazed window that allows plenty of natural light. The room includes a central heating radiator, laminated wood flooring, and a door providing access to the breakfast kitchen.

## BREAKFAST KITCHEN

A generously sized breakfast kitchen fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink with mixer tap. Appliances include a fitted electric oven with a gas hob and extractor fan above. There is space for a washing machine and a breakfast bar area, ideal for informal dining. The room is partially tiled to the walls and finished with laminated wood flooring. Additional features include a central heating radiator, a rear-facing UPVC double-glazed window, and access to the rear entrance hall and the downstairs bathroom.

## REAR ENTRANCE HALL

A practical rear entrance hall with a large understairs storage cupboard housing the fridge freezer. There is

laminated wood flooring, a rear-facing composite door leading out to the garden, and a door providing access to the downstairs WC.

## DOWNSTAIRS WC

Fitted with a white low-level WC, laminated wood flooring, a central heating radiator, and a rear-facing obscure UPVC double-glazed window.

## DOWNSTAIRS BATHROOM

A spacious bathroom fitted with a three-piece suite in white comprising a panelled bath with overhead mains shower and glass shower screen, and a pedestal wash hand basin. The room is fully tiled to the walls with a tiled floor, and further benefits from a chrome heated towel rail, ceiling downlights, and a rear-facing obscure UPVC double-glazed window.

## FIRST FLOOR LANDING

A spacious landing area with a rear-facing UPVC double-glazed window allowing natural light, a central heating radiator, and an access hatch to the loft. Doors lead to three generously sized double bedrooms.

## MASTER BEDROOM

A generous master bedroom with a front-facing UPVC double-glazed window and central heating radiator, offering a bright and comfortable space.

## BEDROOM TWO

A second spacious double bedroom with a rear-facing UPVC double-glazed window and central heating radiator. The room also includes a useful storage cupboard housing the wall-mounted combination central heating boiler.

### **BEDROOM THREE**

A third well-sized double bedroom featuring a front-facing UPVC double-glazed window and central heating radiator.

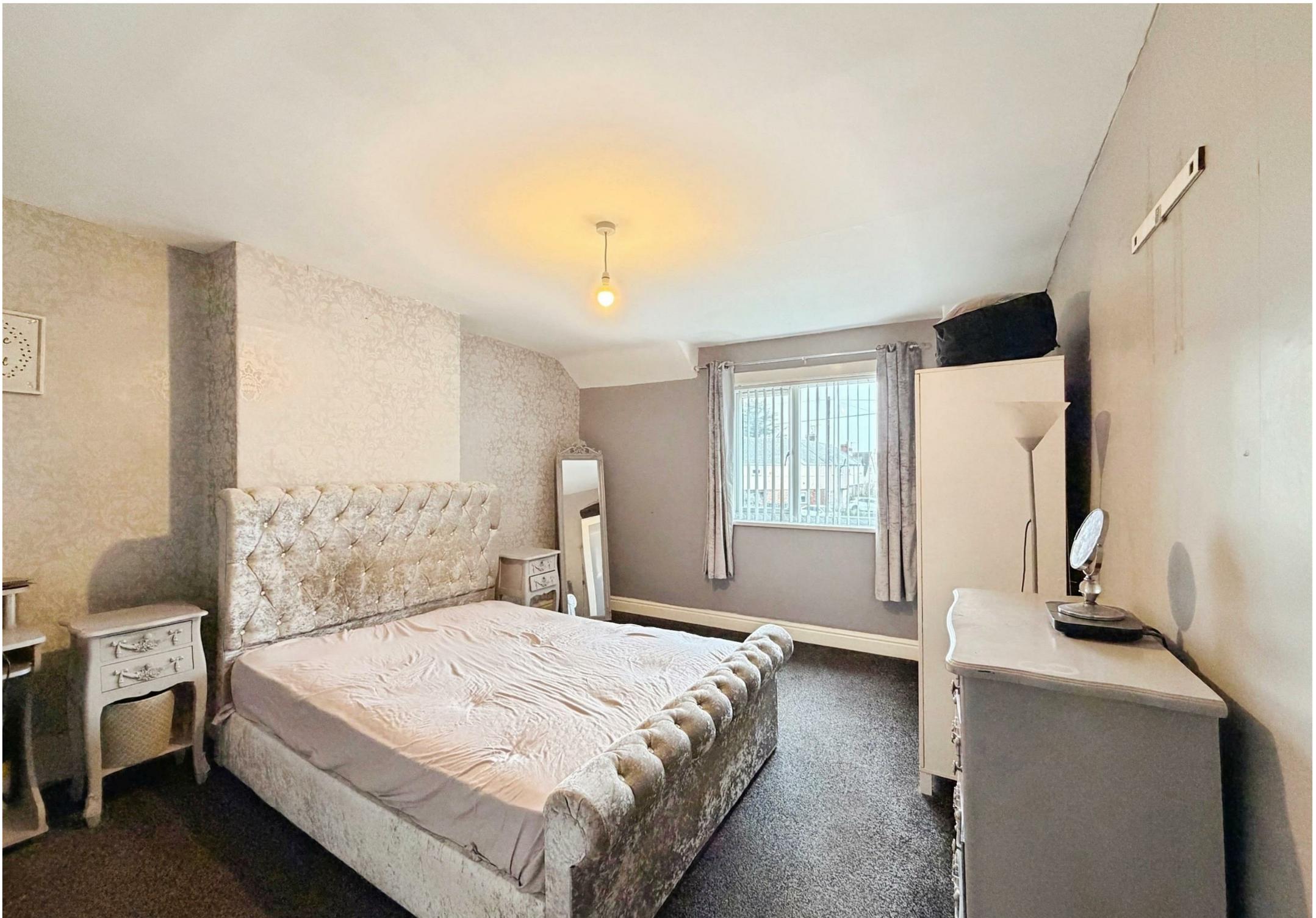
### **EXTERIOR**

To the front of the property is a garden area laid mainly to lawn with a paved section, along with gated access leading to the rear garden.

To the rear is a generous enclosed garden featuring a paved seating area, a lawned section, and a garden shed.

## **18 WATERSLACK ROAD**





# 18 WATERSLACK ROAD

## ADDITIONAL INFORMATION

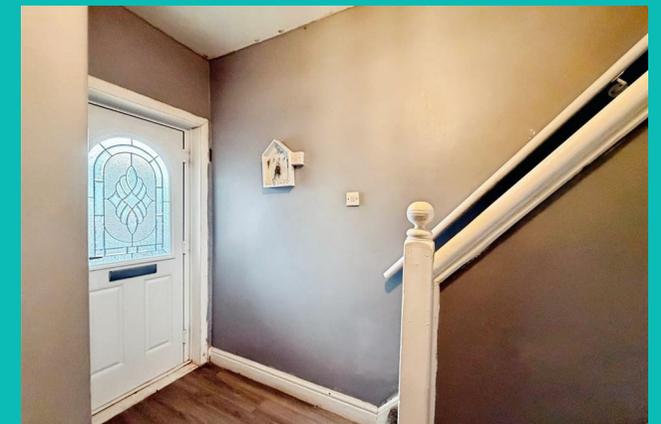
**Local Authority** – bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

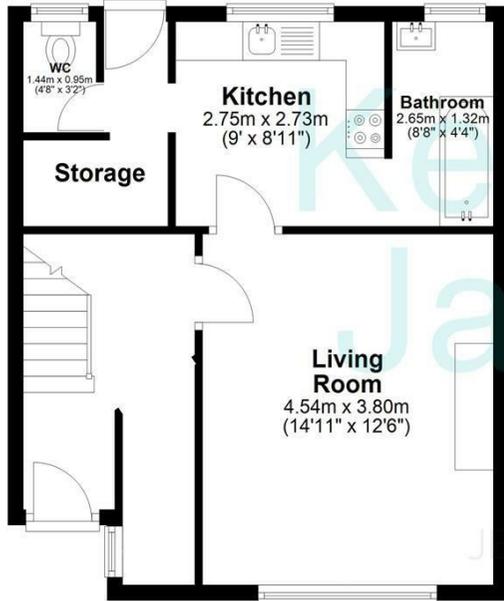
**Floor Area** – 963.30 sq ft

**Tenure** – Freehold



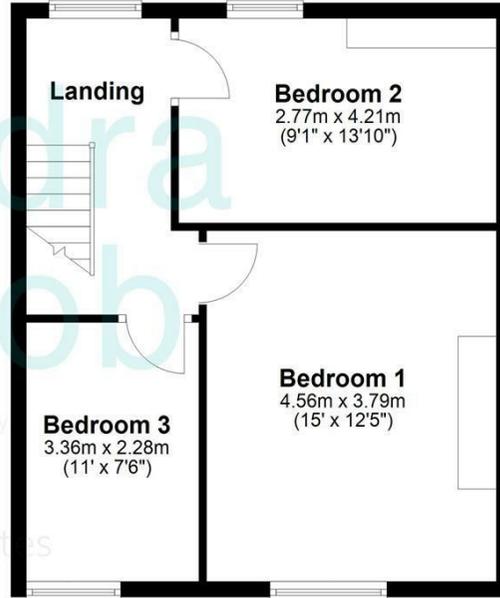
### Ground Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



### First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

Powered by  
JBS Estates