



Cripps Avenue, New Rossington Doncaster

welcome to

Cripps Avenue, New Rossington Doncaster

Offered to the market with no onward chain, this spacious two bedroom semi-detached family home occupies an impressive corner plot and offers versatile living accommodation throughout. Boasting an integral garage, a useful utility room, and multiple reception rooms. Ideal for a growing family!



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing and a central heating radiator.

Lounge

With a gas feature fireplace, rear facing French doors, coving to the ceiling and a central heating radiator.

Dining Room

With a gas feature fireplace, a front facing double glazed window, a central heating radiator and access through to the kitchen.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has an electric hob with a stainless steel extractor above, an electric oven and grill, plumbing for a washing machine and a tiled floor. There is a central heating radiator, a door to the integral garage and a further door to the utility room.

Utility Room

Conveniently accessed from the kitchen with a rear facing double glazed window and space for white goods.

First Floor Landing

With a useful storage cupboard, a front facing double glazed window and a loft hatch.

Bedroom One

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin, a shower cubical with shower and a bath with shower attachment. There is a front facing obscure double glazed window, tiling to the walls and a central heating radiator.

Outside

To the front the property is enclosed by a brick wall and benefits from gated side access leading to the driveway and integral garage. The enclosed rear garden is mainly laid to lawn and features a paved pathway, a garden shed and fenced boundaries creating a private and low maintenance outdoor space ideal for relaxing and entertaining.

Garage

With an up and over door and a further door to the property.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Cripps Avenue, New Rossington Doncaster

- TWO DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR LOCATION
- SPACIOUS FEEL THROUGHOUT
- OPPORTUNITY TO PUT YOUR OWN STAMP ON
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126976 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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