



Doncaster Road, Askern Doncaster

welcome to

Doncaster Road, Askern Doncaster

This well-presented three bedroom mid-terraced home has been thoughtfully modernised with bright and comfortable living accommodation throughout. Benefiting from front and rear gardens with easy access to major road links.



Entrance Hall

With a front facing door, a central heating radiator, stairs which rise to the first floor and access through to the lounge.

Lounge

With a front facing double glazed window, a central heating radiator and spotlights to the ceiling and access through to the kitchen.

Kitchen

Fitted with a modern range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with splashback, an integrated eye level double oven, an integrated fridge-freezer and washing machine. There is a contemporary style central heating radiator, a breakfast bar, an understairs pantry, three rear facing double glazed windows and a barn style rear facing door leading out to the rear garden. Access to the utility.

Utility

With a rear facing double glazed window and plumbing facilities.

First Floor Landing

With access to the loft which is partially boarded.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a bath with mixer tap. There is splashback tiling, a storage cupboard, a central heating radiator and a front facing obscure double glazed window.

Outside

To the front of the property is an enclosed, low maintenance pebbled garden, offering the potential for off-road parking subject to the installation of a dropped kerb. To the rear is a good sized enclosed lawned garden with a blockpaved patio area ideal for hosting and entertaining, an outside tap and useful garden shed.

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

Doncaster Road, Askern Doncaster

- WELL-PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- MODERN BREAKFAST KITCHEN
- MOVE IN READY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127094 - 0003

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk