



## 8 King Edward Crescent Doncaster DN8 4EF

Auction Guide £95,000

**FREEHOLD**

\* COMING SOON \* FOR SALE BY ONLINE AUCTION. EPC C. Guide £95,000 +. Perfect Rental. Generous sized THREE bedroom semi-detached house. Hall, Lounge, Dining room, Modern UPVC conservatory, Kitchen, Utility room & Ground floor w.c. UPVC double glazed (new 2021) and Gas central heating. Driveway and generous rear garden. Cash buyers only. NO UPWARD CHAIN INVOLVED.



- LARGE THREE BEDROOM SEMI-DETACHED HOUSE • Lounge, Dining Room, Conservatory • Entrance Hall, Fitted Kitchen, Utility

## FOR SALE BY ONLINE TRADITIONAL AUCTION

The property is only being sold via online auction to attract serious, proceedable cash buyers only.

This property is being sold via ONLINE TRADITIONAL AUCTION:

In order to view the auction pack and bid please visit the Screetons website and click 'menu' then 'Online Auction'.

Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email)
- Join the watchlist
- Pass an ID check
- Enter your payment details

Once you have registered you can view the legal pack.

BIDDING ENDS ON - \*DATE TO BE CONFIRMED ONCE AUCTION PACK IS COMPLETED\*

FEES/COSTS INVOLVED;

Quite simply should you be the successful bidder, you will be charged £5,000 at the end of the auction, which is split between a buyer fee (£3,960) and part payment of the

purchase (£1,040). So £1,040 will be used to go towards the purchase price.

By 12noon the following day you will then pay the remainder of the deposit (being 10% of the purchase price less the part payment of £1,040 already paid).

You will then have up to 20 working days to complete. Please contact the branch for further clarification if required

## OPEN PLAN ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Spindle balustrade staircase leading to the first floor. Laminate floor. Radiator. Open access into the kitchen.

## KITCHEN AREA

13'6" x 6'11"

Front facing UPVC double glazed window and side single glazed door leading into the side porch. Fitted with a range of wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer. Free standing range style cooker. Space for dishwasher. Open access into the lounge.



- UPVC double glazed
- Gas central heating
- Front driveway, Generous rear garden
- Outbuildings
- NO UPWARD CHAIN INVOLVED

## LOUNGE

15'7" x 10'11"

Rear sliding patio doors leading into the conservatory. Tiled fireplace and hearth with electric fire. Built-in cupboard. Open archway into the dining area.

## CONSERVATORY

11'3" x 8'9"

Rear and side facing UPVC double glazed windows and UPVC double glazed french doors. UPVC double glazed roof. Tiled floor. Radiator.

## DINING ROOM

10'11" x 9'8"

Rear facing UPVC double glazed window. Radiator.

## LANDING

Front facing UPVC double glazed window. Loft access point which also houses the wall mounted gas combi central heating boiler. Doors off to all rooms.

## BEDROOM ONE

13'7" x 10'11"

Rear facing UPVC double glazed window. Built-in wardrobes. Radiator.

## BEDROOM TWO

11'8" x 10'11"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM THREE

10'7" x 6'11"

Front facing UPVC double glazed window. Built-in cupboard. Radiator.

## BATHROOM

6'11" x 5'11"

Side facing UPVC double glazed window. Partly renovated with panelled bath and new wash hand basin and w.c. Chrome towel radiator.

## SIDE PORCH

With front and rear access doors. Access into the utility room, store room and w.c.

## UTILITY ROOM

7'9" x 6'7"

Rear UPVC double glazed window. Plumbing for washing machine. Tiled floor.

## STORE ROOM

5'3" x 4'1"



- FOR SALE BY ONLINE AUCTION • Extending to approx. 96.6 sq.m (excluding outbuildings)

## W.C

6'7" x 2'7"

Fitted with a corner wash hand basin and w.c.

## OUTSIDE

To the front is a long tarmac driveway with wrought iron gates providing off road parking. Access to the front entrance door and front porch door with adjoining useful storage shed.

The rear garden is a generous size with lawn, timber panelled fencing and a paved patio area.

## NO UPWARD CHAIN INVOLVED

The property is a non traditional construction.



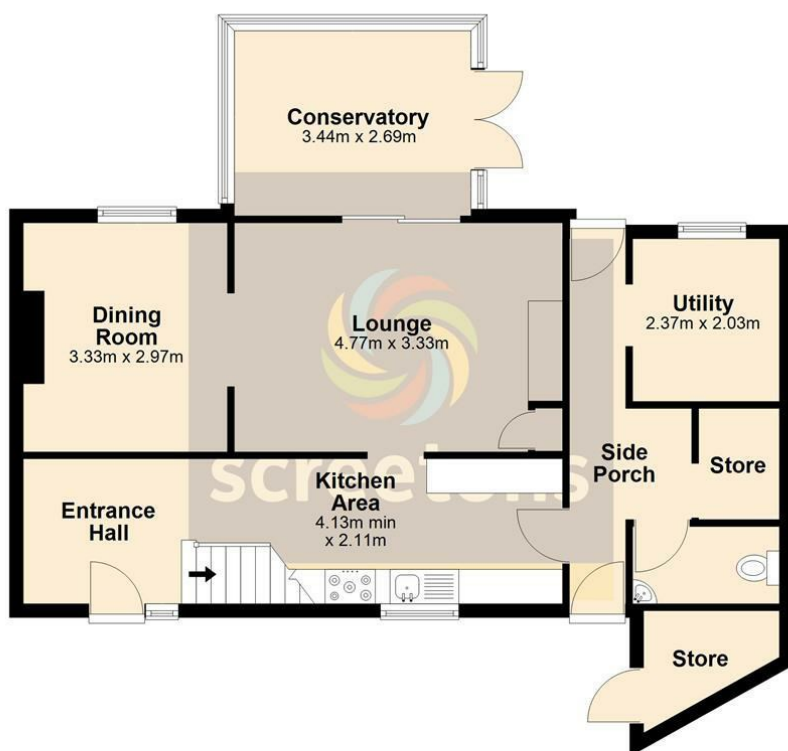


## Additional Information

**Local Authority** -  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 71      | 84                      |
| England & Wales                             |         | 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

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