

Sunderland Street, Tickhill Doncaster DN11 9EG



welcome to

Sunderland Street, Tickhill Doncaster

Fantastic DETACHED BUNGALOW in the desirable village of TICKHILL. Set back from Sunderland Street in a TUCKED AWAY POSITION, THREE DOUBLE BEDROOMS, DRIVE AND GARAGE. Viewing highly recommended.













Accommodation

Entrance Porch

Front facing entrance porch leading to the lounge.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

Spacious main reception room having a fireplace with inset gas fire and French doors to the conservatory. Front facing double glazed window, central heating radiator and coving to the ceiling.

Kitchen

11' 6" \times 8' 8" plus door recess ($3.51m \times 2.64m$ plus door recess)

Fitted with a good range of wall and base units with complimentary workstops and inset stainless steel sink and drainer. Benefiting from an integrated oven and hob and having space for a washing machine and fridge. Front and side facing double glazed windows, main entrance door, part tiled walls and central heating radiator.

Conservatory

12' 2" x 8' (3.71m x 2.44m)

A useful addition to the property with door leading to the garden.

Bedroom One

11' 8" plus door recess x 10' 8" (3.56m plus door recess x 3.25m)

Double bedroom benefiting from fitted wardrobes and having a rear facing double glazed window.

En-Suite

En-suite to bedroom one having shower, vanity wash hand basin and wc. Part tiling to the walls and rear facing double glazed window with obscure glass.

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

Double bedroom with front facing double glazed window and central heating radiator.

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m)

Double bedroom having side and rear facing double glazed windows and central heating radiator.

Bathroom

Fitted with a white three piece suite comprising, bath, vanity wash hand basin and wc. Rear facing window, tiling to the walls and central heating radiator.

Externally

Situated to a generous size plot beginning at Sunderland Street and leading through to the bungalow with rights of way granted to neighbouring properties. There is a blocked paved driveway providing off road parking and leading to the single garage. Rear and side gardens are enclosed and well maintained with a high degree of privacy. Having lawn, paved seating area, greenhouse, garden shed, outside tap and a variety of plants and shrubs.

Garage

18' 9" x 10' 2" (5.71m x 3.10m)





welcome to

Sunderland Street, Tickhill Doncaster

- Well Presented Detached Bungalow
- Desirable Village Location
- No Onward Chain
- Council Tax Band D
- Three Double Bedrooms

Tenure: Freehold EPC Rating: C

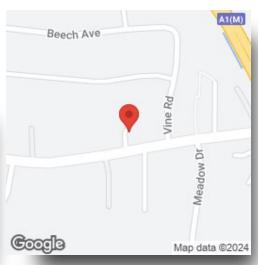
offers over

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWY107307 - 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.





01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



williamhbrown.co.uk