



Dorchester Road, Bircotes Doncaster DN11 8QT



welcome to

Dorchester Road, Bircotes Doncaster

Exciting opportunity to purchase this THREE bedroom END TERRACE property. Benefiting from CORNER PLOT POSITION, OFF ROAD PARKING and STORAGE GARAGE. Ideal for FIRST TIME BUYERS or a BUY TO LET property. Viewing highly recommended.



Ground Floor Accommodation

Entrance Porch

Main entrance area having a side facing double glazed window, upvc door and is currently used as a study area.

Kitchen/ Dining Room

19' 6" max x 9' 7" (5.94m max x 2.92m)

Light and bright kitchen having wall and base units, work surface, inset sink and drainer and tiled splashbacks. Having tiled flooring, a central heating radiator, front and rear facing double glazed windows and having space for a washing machine, fridge freezer and cooker,

Rear Entrance Lobby

Under stairs cupboard.

Cloakroom

Fitted with a wc and wash hand basin. Tiled splashback and a rear facing double glazed window with obscure glass.

Lounge

19' 7" x 8' 6" + door recess (5.97m x 2.59m + door recess)
Spacious lounge having a brick built fireplace with electric fire, sliding rear doors, a front facing double glazed window and a central heating radiator.

First Floor Accommodation

Landing

The landing houses the boiler, a useful storage cupboard and has the loft access

Bedroom One

9' 9" x 13' 5" (2.97m x 4.09m)

Double bedroom having a front facing double glazed window, fitted wardrobe and cupboard and a central heating radiator.

Bedroom Two

10' 9" + door recess x 10' 8" (3.28m + door recess x 3.25m)

Double bedroom having a front facing double glazed window, central heating radiator and storage cupboard.

Bedroom Three

8' 7" x 7' 10" + recess (2.62m x 2.39m + recess)

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

Bathroom

Family bathroom having a bath with electric shower overhead and wash hand basin. Central heating radiator and a rear facing double glazed window with obscure glass.

Separate Wc

Having a wc, and rear facing double glazed window with obscure glass.

External

Situated to a corner plot position with enclosed front and side gardens with lawn and paved areas. To the rear is a paved garden benefiting from two outbuildings, storage garage, seating area, outside tap and a fish pond. In addition there is also double gates and a dropped kerb to the rear providing off road parking if required.

Storage Garage

21' 8" x 9' 10" (6.60m x 3.00m)

Generous size storage garage with up and over door.

Agents Note

Please note this property is a non standard construction type build. Potential purchasers requiring mortgage finance should check their lenders criteria for buying non standard construction properties.



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Dorchester Road, Bircotes Doncaster

- Well Presented End Terrace House
- Ideal First Time Buy or Buy to Let
- Kitchen/ Dining Room
- Council Tax Band A
- Three Bedrooms

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107357 - 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.

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