

Essex Road, Bircotes Doncaster DN11 8BS

welcome to

Essex Road, Bircotes Doncaster

Ideal FIRST TIME BUYER or BUY TO LET INVESTMENT opportunity. Lovely THREE BEDROOM semi detached home. OFF ROAD PARKING, FRONT and REAR GARDEN. Viewing highly recommended.













Ground Floor Accommodation

Entrance Hall

Entrance hall having a upvc front door, central heating radiator and under stairs cupboard.

Lounge

14' 9" max x 13' 9" (4.50m max x 4.19m) Spacious main reception room having a front facing double glazed window and central heating radiator.

Kitchen

11' 5" x 7' 3" + door recess (3.48m x 2.21m + door recess) Kitchen having a range of modern grey gloss wall and base units with complimentary worktops, stainless steel sink and drainer and tiled splash backs. Having space for a cooker and dishwasher. Rear facing upvc entrance door, rear facing double glazed window, central heating radiator and pantry with space for fridge freezer.

Rear Lobby

Downstairs Bathroom

Downstairs bathroom having a bath with shower attachment, wc and pedestal wash hand basin. Side facing double glazed window with obscure glass and central heating radiator.

First Floor Accommodation

Landing

Landing having a side facing double glazed window and access to the loft.

Bedroom One

14' 9" max x 11' 1" (4.50m max x 3.38m)

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

Wc

WC with a wash hand basin, front facing double glazed window with obscure glass and central heating radiator.

Bedroom Two

11' 4" max x 10' 6" (3.45m max x 3.20m)

Double bedroom having a rear facing double glazed window and central heating radiator.

Bedroom Three

9' 10" x 7' (3.00m x 2.13m)

Bedroom having a rear facing double glazed window and central heating radiator.

External

External to the property there is a walled front garden with lawn, hedging and timber fencing. Open driveway providing off road parking and allowing access to the rear.

The rear is a generous size, enclosed by timber fencing and having a designated seating area. Benefitting from two storage cupboards accessed externally on the rear elevation of the property.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.





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Essex Road, Bircotes Doncaster

- Lovely Semi Detached Home
- Three Good Sized Bedrooms
- Driveway/Off Road Parking
- Front and Rear Gardens
- Ideal FTB or BTL

Tenure: Freehold EPC Rating: C

Council Tax Band: A

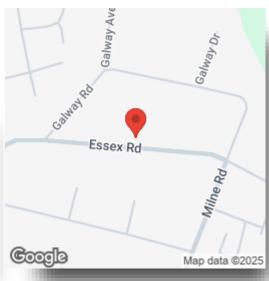
offers over

£140,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWY107965 - 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.





01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk