



Askern Road, Toll Bar Doncaster

welcome to

Askern Road, Toll Bar Doncaster

Situated in this popular location is this two bedroom two reception room mid-terraced home. The property is ideal for first time buyers/investors and benefits from a downstairs WC and utility.



Entrance Hall

With a front facing upvc exterior door, stairs which rise to the first floor landing and access to the dining room.

Lounge

10' 3" x 10' 9" to bay (3.12m x 3.28m to bay)
With a front facing double glazed bay window, two column style central heating radiators and laminate flooring. The lounge is open plan to the dining room.

Dining Room

10' 4" x 13' max (3.15m x 3.96m max)
With a rear facing double glazed window, a central heating radiator and continued laminate flooring from the lounge. The focal point of the room is the feature fireplace housing the coal effect fire. There is access to the inner hall..

Inner Hall

There is an understairs storage cupboard and access to the kitchen.

Kitchen

8' 3" x 13' 6" (2.51m x 4.11m)
With two side facing double glazed windows and a side facing door to the rear garden. Fitted with a modern range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with a cooker hood above, an electric oven, space for a fridgefreezer and plumbing for a washing machine. There is complimentary splashback, laminate flooring, a central heating radiator and access to the utility room.

Utility Room

4' 8" x 4' 8" (1.42m x 1.42m)
There is access to the downstairs WC.

Downstairs W.C.

Fitted with a WC and a side facing obscure double glazed window.

First Floor Landing

Bedroom One

13' 7" x 10' 10" (4.14m x 3.30m)
With a front facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

Bedroom Two

12' 7" x 7' 8" (3.84m x 2.34m)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bathroom

With rear and side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap, a double walk-in shower and a freestanding bath with mixer tap. There is partial tiling to the walls, laminate flooring and a central heating radiator.

Outside

To the front of the property is an enclosed garden with shrubs and trees whilst to the rear is an enclosed courtyard style rear garden with artificial lawn and a gate to the rear service lane.



view this property online williamhbrown.co.uk/Property/DCR120869



welcome to

Askern Road, Toll Bar Doncaster

- LOUNGE
- DINING ROOM
- KITCHEN
- DOWNSTAIRS WC AND UTILITY ROOM
- TWO BEDROOMS

Tenure: Freehold EPC Rating: B

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR120869



Property Ref:
DCR120869 - 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