




william
h brown
PORTFOLIO
for sale
Doncaster
01302 327121
williamhbrown.co.uk

Hillside Drive, Edlington Doncaster


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welcome to

Hillside Drive, Edlington Doncaster

This recently renovated three bedroom detached home is situated on a generous corner plot in this popular location. Benefiting from a driveway providing off road parking, garage and is available with no onward chain.



Lounge

With a front facing glazed door with double glazed side panel and a front facing double glazed window. There is a feature electric fireplace, stairs which rise to the first floor landing and a central heating radiator.

Kitchen Diner

17' 5" x 8' 6" (5.31m x 2.59m)

With a side facing glazed door, rear and side facing double glazed windows. Recently fitted with a range of high gloss wall and base units with coordinating work surfaces housing the composite black sink with mixer tap. The kitchen has an electric oven, an electric hob and a washing machine. There is splashback tiling, a cupboard housing the central heating boiler, an understairs storage cupboard and laminate flooring.

First Floor Landing

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

Bedroom One

10' 9" x 12' (3.28m x 3.66m)

With a front facing double glazed window and a central heating radiator.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

With a rear facing double glazed window, a central heating radiator and a walk-in cupboard.

Bedroom Three

7' 7" x 6' 6" (2.31m x 1.98m)

With a front facing double glazed window and a central heating radiator.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls, a central heating radiator and laminate flooring.

Outside

The property stands within an enclosed corner plot with wrapped around gardens to the front, side and rear. To the front of the property there is a paved front garden with shrubs to the borders whilst to the side is a lawned garden with shrubs and plants to the borders. To the rear of the property there is a driveway which provides ample off road parking and leads to the garage. There is a raised decked area and an outside tap.

Garage

With double doors and power.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Hillside Drive, Edlington Doncaster

- THREE BEDROOMS
- DETACHED
- RECENTLY RENOVATED
- KITCHEN DINER
- GENEROUS CORNER PLOT

Tenure: Freehold EPC Rating: D

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR120639 - 0007

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.



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01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



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