

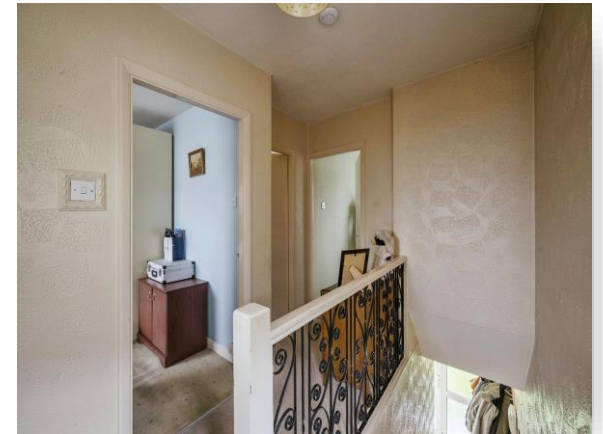


Church Lane, Warmsworth Doncaster

welcome to

Church Lane, Warmsworth Doncaster

This spacious three bedroom semi-detached home is situated in this popular location close to local amenities and transport links. The property has off road parking and gardens to the front, side and rear.



Entrance Hall

With a front facing sealed unit door with double glazed side panels, a central heating radiator and stairs which rise to the first floor landing.

Lounge Dining Room

24' x 14' 6" to recess (7.32m x 4.42m to recess)

With a front facing double glazed window and a rear facing double glazed window overlooking the garden. There is a feature fireplace which houses the electric coal effect fire and two central heating radiators.

Kitchen

9' 5" x 8' 8" (2.87m x 2.64m)

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an electric oven, plumbing for a washing machine and space for a fridge. There is complimentary tiling, an understairs storage cupboard and a wall mounted gas central heating boiler.

First Floor Landing

With a side facing double glazed window.

Bedroom One

12' 1" x 10' 1" (3.68m x 3.07m)

A double room with a double glazed window and a central heating radiator.

Bedroom Two

11' 8" x 11' 5" to recess (3.56m x 3.48m to recess)

A double room with a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

8' x 7' 4" (2.44m x 2.24m)

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

Shower Room

With a rear facing obscure double glazed window. Fitted with a low level WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and a central heating radiator.

Outside

To the front and side of the property there are lawned gardens with shrubs, plants and trees to the borders. There is a double driveway providing off road parking whilst to the rear there is an enclosed lawned garden with shrubs and a garden shed.



view this property online williamhbrown.co.uk/Property/DCR121434



welcome to

Church Lane, Warmsworth Doncaster

- GREAT FAMILY HOME
- SPACIOUS LOUNGE DINING ROOM
- KITCHEN
- THREE GOOD SIZED BEDROOMS
- SHOWER ROOM

Tenure: Freehold EPC Rating: D

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR121434



Property Ref:
DCR121434 - 0004

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@williambrown.co.uk



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



williambrown.co.uk