

Heatherfields Crescent, New Rossington Doncaster

william h brown

welcome to

Heatherfields Crescent, New Rossington Doncaster

This impressive three bedroom semi detached family home is located in this popular location of Rossington and is ideal for first time buyers or young families. The property benefits from having a double driveway to provide off road parking and an attractive lounge.













Entrance Hall

Accessed through a front facing composite door. There is a central heating radiator and stairs which rise to the first floor landing.

Lounge

14' x 12' 2" max ($4.27m \times 3.71m \max$) With a front facing double glazed window, a central heating radiator and access through to the kitchen diner and ground floor W.C.

Ground Floor W.C

Fitted with a W.C and a wash hand basin with mixer tap. There is a central heating radiator and partial tiling to the walls.

Kitchen Diner

9' 5" x 15' 6" (2.87m x 4.72m)

Fitted with a range of modern wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is a four ring gas hob with cooker hood above, an eye level double oven and grill, plumbing for a washing machine and an integrated dishwasher and fridgefreezer. There is a concealed wall mounted boiler, under wall unit lights, a central heating radiator and area for a dining table and chairs. With a rear facing double glazed window and rear facing French doors which give access to the rear garden.

First Floor Landing

There is a central heating radiator and loft access.

Bedroom One

10' 1" x 11' 2" max (3.07m x 3.40m max) With a front facing double glazed window, fitted wardrobes to provide a range of hanging and storage space and a central heating radiator. There is access through to the en suite shower room.

En Suite Shower Room

Fitted with a low flush W.C, a wash hand basin with mixer tap and shower cubicle with shower. There is partial tiling to the walls, tiling to the floor, a central heating radiator and a front facing obscure double glazed window.

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10' 9" x 8' 8" (3.28m x 2.64m) A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Three

Bedroom Two

11' 8" x 6' 7" ($3.56m\ x\ 2.01m$) There is a rear facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a panelled bath. There is partial tiling to the walls, tiling to the floor, a chrome heated towel rail.

Outside

To the front of the property is a double driveway to provide ample off road parking while to the rear of the property is an artificial lawned garden. There is a patio area, an outdoor summer house and a aide gate which provides access to the front of the property.





welcome to

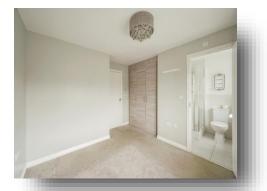
Heatherfields Crescent, New Rossington

Doncaster

- THREE BEDROOM SEMI DETACHED HOME
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- ATTRACTIVE LOUNGE
- KITCHEN DINER WITH REAR ASPECT
- MASTER BEDROOM WITH EN SUITE

Tenure: Freehold EPC Rating: B

£190,000





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Property Ref:

DCR120263 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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

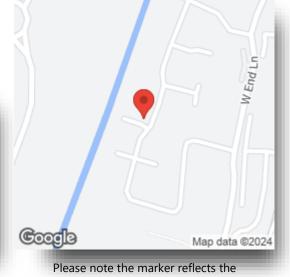


doncaster@williamhbrown.co.uk

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



williamhbrown.co.uk



postcode not the actual property