

Middlefield Road, Bessacarr DONCASTER



welcome to

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Ideal for a growing family is this three bedroom semi detached family home located in this sought after location of Bessacarr with close links to local amenities, transport links and schools. The property has an open plan living kitchen diner and of road parking.













Entrance Hall

Accessed through a front facing exterior door. There is a central heating radiator, laminate flooring and stairs which rise to the first floor landing with a useful under stairs storage cupboard.

Lounge

13' 3" into bay window x 11' 11" (4.04m into bay window x 3.63m)

With a front facing bay double glazed window, a central heating radiator and feature wall lights.

Dining Room

13' 3" x 11' 2" max (4.04m x 3.40m max) There is laminate flooring and a central heating radiator.

Open Plan Kitchen Living Diner

20' 9" x 16' 6" (6.32m x 5.03m)

Kitchen Area

Fitted with a range of high gloss wall and base units with coordinating wok surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, a double eye level electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. With side facing bay double glazed windows and laminate flooring.

Dining Area

There is space for a dining table and chairs, laminate flooring, a rear facing double glazed window and rear facing French doors which give access to the rear garden.

First Floor Landing

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

Bedroom One

13' 11" into bay window x 9' 4" (4.24m into bay window x 2.84m)

With a front facing bay double glazed window, a central heating radiator and coving to the ceiling. There are fitted wardrobes ideal for hanging and storage space.

Bedroom Two

13' 3" x 8' 9" (4.04m x 2.67m) With a rear facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes ideal for hanging and storage space.

Bedroom Three

6' 11" x 6' 7" (2.11m x 2.01m) There is a front facing double glazed window and a central heating radiator.

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls, a built in storage cupboard which houses the wall mounted boiler, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property is a generous artificial lawned garden with a gated driveway to the side to provide private ample off road parking and in turn leads to the garage. To the rear of the property is a good sized artificial lawned garden with a patio area.

Garage

12' x $\dot{8}$ ' 6" (3.66m x 2.59m) With a side facing single glazed window. There is a useful work store area behind.

Work Store Area

15' 10" x 8' 7" (4.83m x 2.62m) With additional garden storage space.





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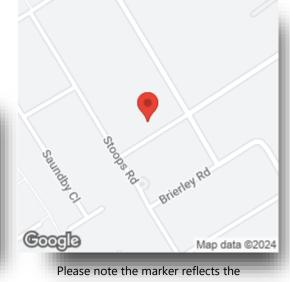
- POPULAR LOCATION OF BESSACARR
- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN LIVING DINER
- FURTHER DINING ROOM AND LOUNGE

Tenure: Freehold EPC Rating: C

£250,000







postcode not the actual property

The Property Ombudsman

Property Ref: DCR121872 - 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.

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