



Manor Farm Close, Adwick-Le-Street Doncaster

welcome to

Manor Farm Close, Adwick-Le-Street Doncaster

GUIDE PRICE £180,000-£190,000. Situated in this popular location of Adwick-Le-Street is this extended and spacious three bedroom semi detached family home. The property benefits from having spacious living accommodation throughout, a good size lounge and front and rear gardens.



Entrance Hall

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

Lounge

22' 2" x 14' 2" to the bay (6.76m x 4.32m to the bay)
With a front facing bay double glazed window and French doors which give access to the rear garden. There is a wall mounted coal electric fire as the focal point of the room, picture rail and coving to the ceiling.

Kitchen

8' 6" x 15' 9" (2.59m x 4.80m)
With a rear facing double glazed window. Fitted with a 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 extractor above, electric oven, plumbing for a washing machine and dishwasher and space for a fridgefreezer. The kitchen is open plan to the family room.

Family Room

7' 5" x 8' 4" (2.26m x 2.54m)
A versatile room which is currently being used as a family room. There is a central heating radiator and rear facing patio doors which give access to the rear garden.

First Floor Landing

With a side facing double glazed window and loft access.

Bedroom One

12' 10" x 10' 4" (3.91m x 3.15m)
A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 8" x 10' 2" (3.86m x 3.10m)
With a rear facing double glazed window and a central heating radiator.

Bedroom Three

7' x 9' (2.13m x 2.74m)
There is a front facing double glazed window and a central heating radiator.

Shower Room

Fitted with a WC, a wash hand basin and a double shower cubicle with shower. There is a cupboard which houses the gas central heating boiler, partial tiling to the walls, tiling to the floor and a central heating radiator. With a rear facing obscure double glazed window.

Outside

To the front of the property is an enclosed decked patio garden while to the rear of the property is a paved and gravelled garden. There is a block paved driveway to provide ample off road parking an in turn leads to the extended garage.

Garage

With an up and over door, light and power.



view this property online williamhbrown.co.uk/Property/DCR119026



welcome to

Manor Farm Close, Adwick-Le-Street Doncaster

- GUIDE PRICE £180,000-£190,000
- A FANTASTIC FAMILY HOME!
- THREE BEDROOM SEMI DETACHED HOME
- DINING ROOM
- GOOD SIZE LOUNGE

Tenure: Freehold EPC Rating: D

guide price

£180,000-£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/DCR119026



Property Ref:
DCR119026 - 0006

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