



Dominion Road, Scawthorpe Doncaster

welcome to

Dominion Road, Scawthorpe Doncaster

We are acting in the sale of the above property and have received an offer of £210,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is C



Entrance Hall

With a front facing upvc door, stairs which rise to the first floor landing and access to the lounge.

Lounge

A spacious lounge with a front facing double glazed window and a central heating radiator. There are double doors which lead through to the kitchen diner.

Kitchen Diner

With a rear facing double glazed window. Fitted with a range of wall and base units housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor fan above and a built-in electric oven. There is a breakfast bar, a storage cupboard and tiled flooring. Within the dining area there are French doors which give access to the patio area and rear garden beyond.

Utility Room

There is a wall mounted gas central heating boiler and work surface beneath which is plumbing for a washing machine and tumble dryer.

Downstairs Wc

With a rear facing double glazed window.

First Floor Landing Master Bedroom

With a front facing double glazed window, a central heating radiator and built-in wardrobes providing hanging and storage space. A door gives access to the en-suite.

En-Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle.

Bedroom Two

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

Bedroom Three

With a front facing double glazed window and a

central heating radiator.

Bedroom Four

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

Bathroom

Fitted with a WC, a wash hand basin and a bath. There is a central heating radiator, partial tiling to the walls and a rear facing double glazed window.

Outside

To the front of the property is a lawned area and a driveway providing off road parking for two cars which leads to the garage. To the rear of the property is an enclosed garden with patio area and a mainly laid to lawn garden.

Garage

With an up and over door.



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welcome to

Awaiting Photograph

Dominion Road, Scawthorpe Doncaster

- FOUR BEDROOM DETACHED HOME
- IDEAL FOR GROWING FAMILIES
- POPULAR LOCATION
- KITCHEN DINER
- LOUNGE

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122482 - 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.



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