



**Windermere Crescent, Kirk Sandall Doncaster**

**welcome to**

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GUIDE PRICE £160,000-£165,000. Situated on a corner plot is this three bedroom end terrace property which offers spacious living accommodation throughout. The property is ideal for a first time buyer or young family.



### **Entrance Hall**

Accessed through a front facing exterior door. There are two front facing double glazed windows, a wall mounted boiler, a range of storage space and stairs which rise to the first floor landing.

### **Lounge**

13' 9" x 10' 10" max ( 4.19m x 3.30m max )

With a front facing double glazed window, a central heating radiator, a TV media wall and a feature fireplace as the focal point of the room.

### **Kitchen**

11' 8" x 10' 10" ( 3.56m x 3.30m )

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 gas and electric cooker points with a cooker hood above, space for a fridgefreezer and plumbing for a washing machine. There is useful storage, a rear facing double glazed window and access through to the dining room.

### **Dining Room**

10' 10" x 7' 6" ( 3.30m x 2.29m )

With rear facing patio doors which give access to the rear garden. There is a central heating radiator and area for a dining table and chairs.

### **Ground Floor W.C**

Fitted with a WC and a wash hand basin. There is a central heating radiator and a rear facing obscure double glazed window.

### **First Floor Landing**

There is a useful storage cupboard, loft access and a central heating radiator.

### **Bedroom One**

12' 8" x 11' 1" ( 3.86m x 3.38m )

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

### **Bedroom Two**

15' 4" x 7' 8" ( 4.67m x 2.34m )

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

### **Bedroom Three**

9' 11" max x 8' 10" ( 3.02m max x 2.69m )

There is a rear facing double glazed window and a central heating radiator.

### **Bathroom**

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

### **Outside**

To the front and side of the property is a lawned garden area with a foot path which gives access to the entrance and to the rear garden. To the rear of the property is a lawned garden with patio area and a shed.



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## Windermere Crescent, Kirk Sandall Doncaster

- GUIDE PRICE £160,000-£165,000
- POPULAR LOCATION
- THREE BEDROOM END TERRACED PROPERTY
- DINING ROOM AND LOUNGE
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: Awaited

guide price

**£160,000-£165,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR122206 - 0002

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