

Windermere Crescent, Kirk Sandall Doncaster



welcome to

Windermere Crescent, Kirk Sandall Doncaster

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" ($3.30m \times 2.29m$) 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" ($4.67m \times 2.34m$) 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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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

quide price £160,000-£165,000





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Property Ref:

DCR122206 - 0002

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

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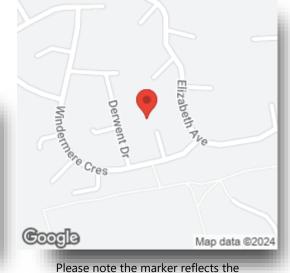
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postcode not the actual property