



Crompton Avenue, Sprotbrough Doncaster

welcome to

Crompton Avenue, Sprotbrough Doncaster

GUIDE PRICE £200,000-£210,000. This three bedroom semi-detached family home benefits from a range of superb family living space with a bay fronted lounge and a kitchen diner with breakfast bar. The property has a landscaped rear garden with summer house, off road parking and no onward chain.



Entrance Hall

With a front facing exterior door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

17' 8" into bay x 11' 4" max (5.38m into bay x 3.45m max)
With a front facing bay fronted double glazed window, a central heating radiator and a useful storage cupboard which houses the wall mounted boiler and has a side facing double glazed window. The focal point of the room is the log burning stove incorporated in the chimney breast with wooden mantle.

Kitchen Diner

17' 5" x 10' 2" (5.31m x 3.10m)
Fitted with an extensive range of wall and base units with coordinating wood effect work surfaces housing the Belfast ceramic sink with mixer tap. the kitchen has an electric hob with stainless steel extractor above, an electric oven and grill, plumbing for a washing machine and space for a dishwasher, fridge and freezer. There is a built-in wine cooler, complimentary splashback tiling, a breakfast bar, space for a dining table and chairs, a central heating radiator, spotlights to the ceiling and a side facing exterior door which provides access to the rear garden.

Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and an L-shaped panelled bath with shower over and screen. There is splashback tiling, downlights to the ceiling, tiled flooring, a chrome heated towel rail and a side facing obscure double glazed window.

First Floor Landing

With a side facing double glazed window.

Bedroom One

11' 4" max x 11' 4" (3.45m max x 3.45m)
With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit and a corner shower cubicle. There is a chrome heated towel rail and splashback tiling.

Bedroom Two

12' x 7' 4" (3.66m x 2.24m)
With a rear facing double glazed window, a central heating radiator and a built-in wardrobe providing a range of hanging and storage space.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)
With a rear facing double glazed window and a central heating radiator.

Outside

To the front of the property there is a graveled front garden with a block paved driveway providing off road parking. There is a side gate which in-turn leads to the rear garden where there is a low maintenance landscaped rear garden with artificial lawned section, slate features and raised borders with a variety of mature shrubs and plants to the borders. There is an extensive decked area perfect for entertaining, a hot tub area with pergola, patio area, outside tap and a garden room to the rear which could be used as a home office/bar/gym.

Garden Room

13' 10" x 17' 5" (4.22m x 5.31m)



view this property online williamhbrown.co.uk/Property/DCR122508



welcome to

Crompton Avenue, Sprotbrough Doncaster

- GUIDE PRICE £200,000-£210,000
- THREE BEDROOM SEMI-DETACHED HOME
- EN-SUITE SHOWER ROOM
- OUTDOOR GARDEN ROOM IDEAL FOR A GYM OR HOME OFFICE
- KITCHEN DINER WITH BREAKFAST BAR

Tenure: Freehold EPC Rating: Awaiting

guide price

£200,000-£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122508



Property Ref:
DCR122508 - 0002

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@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk