



Wicklow Road, Intake Doncaster

welcome to

Wicklow Road, Intake Doncaster

GUIDE PRICE £150,000-£160,000 Situated in this popular location close to a host of local amenities and excellent transport links is this three bedroom semi-detached home which is ideal for first time buyers, young buyers and professionals. The property is available with no onward chain!



Entrance Porch

With a front facing double glazed door, front and side facing double glazed windows and a further door which gives access to the entrance hall.

Entrance Hall

With a side facing obscure double glazed window, a central heating radiator and stairs which rise to the first floor landing with stair lift.

Lounge

13' 1" x 13' (3.99m x 3.96m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and double doors which give access to the dining room.

Dining Room

10' 8" x 8' 5" (3.25m x 2.57m)

With a rear facing double glazed window, a central heating radiator and access to the kitchen.

Kitchen

10' 5" x 10' 4" (3.17m x 3.15m)

With a rear facing double glazed window and a side facing door giving access to the driveway and rear garden. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob, space for a fridge-freezer and plumbing for a washing machine. There is splashback tiling, an understairs storage cupboard with side facing window and a useful pantry storage cupboard.

First Floor Landing

With a side facing double glazed window.

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

With a rear facing double glazed window, a central heating radiator, a wall mounted central heating boiler and fitted wardrobes providing hanging and storage space.

Bedroom Three

7' 7" x 7' 4" (2.31m x 2.24m)

With a front facing double glazed window and a central heating radiator

Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a pedestal wash hand basin and a walk-in shower. There is partial tiling to the walls and a central heating radiator.

Outside

To the front of the property there is a lawned garden with shrubs and trees to the borders. There is an extensive concrete driveway which provides ample off street parking and leads to the garage. To the rear of the property is an enclosed lawned garden with footpath and an abundance of shrubs, plants and trees to the borders.

Garage

With an up and over door, a side facing wooden door to the rear garden and a rear facing window.



view this property online williamhbrown.co.uk/Property/DCR122597



welcome to

Wicklow Road, Intake Doncaster

- GUIDE PRICE £150,000-£160,000
- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE AND DINING ROOM
- SHOWER ROOM
- FRONT AND REAR GARDENS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1954. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122597



Property Ref:
DCR122597 - 0004

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