

Edward Street, New Rossington DONCASTER

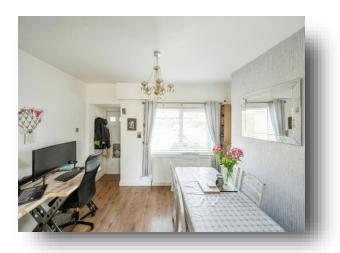


welcome to

Edward Street, New Rossington DONCASTER

This spacious well-presented three bedroom end-terraced property is situated in this popular location. The property has an enclosed garden to the front with off road parking and a good sized enclosed garden to the rear.













Entrance Lobby

With a front facing sealed unit door and a central heating radiator.

Dining Room

13' x 10' (3.96m x 3.05m)

With a front facing double glazed window, a central heating radiator and laminate flooring. The dining room is open plan to the lounge.

Lounge

12' 5" x 13' 1" to recess (3.78m x 3.99m to recess) With a rear facing double glazed window, laminate flooring, a useful storage cupboard and a door which gives access to the staircase.

Kitchen

13' 3" x 7' 8" (4.04m x 2.34m)

With a side facing double glazed window and a sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is a useful storage cupboard, a central heating radiator and laminate flooring.

Ground Floor Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap, a panelled bath and a shower cubicle with shower. There is a central heating radiator, an extractor fan, laminate flooring, downlights to the ceiling and complimentary splashback tiling.

First Floor Landing

With a central heating radiator.

Bedroom One

9' 11" x 13' to recess ($3.02 m \times 3.96 m$ to recess) With a front facing double glazed window, a central heating radiator and a cast iron feature fireplace.

Bedroom Two

9' 8" x 12' 2" (2.95m x 3.71m) With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' x 8' (2.74m x 2.44m) With a rear facing double glazed window and a central heating radiator.

Outside

To the front of the property there is off road parking with a pebbled garden and raised borders. To the rear of the property there is a good sized enclosed garden with raised borders, patio area and lawned area.





welcome to

Edward Street, New Rossington DONCASTER

- SITUATED CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- SPACIOUS DINING ROOM OPEN PLAN TO LOUNGE
- MODERN KITCHEN
- DOWNSTAIRS BATHROOM

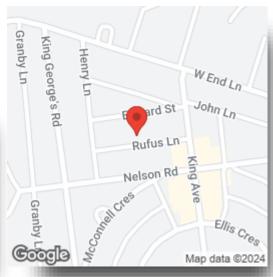
Tenure: Freehold EPC Rating: D

£125,000







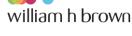


Please note the marker reflects the postcode not the actual property

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Property Ref: DCR122524 - 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.





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