



**Edward Street, New Rossington DONCASTER**

**welcome to**

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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 ( 3.02m x 3.96m 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.



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## 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

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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@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



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



[williambrown.co.uk](http://williambrown.co.uk)