



St. Christophers Crescent, Scawsby Doncaster

welcome to

St. Christophers Crescent, Scawsby Doncaster

Situated in the popular location of Scawsby is this spacious three bedroom semi-detached home which benefits from an attic room, a driveway providing off road parking and a garage.



Entrance Hall

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

Lounge

16' 2" x 11' 5" (4.93m x 3.48m)

With a front facing double glazed window, a feature electric fire, coving to the ceiling and a central heating radiator.

Kitchen Diner

14' 9" x 14' 5" (4.50m x 4.39m)

With a rear facing double glazed window. 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 four ring gas hob with stainless steel extractor above, an electric oven, built-in microwave, plumbing for a washing machie, space for a freezer and integrated dishwasher and fridge. There is splashback tiling, breakfast bar, tiled flooring, a central heating radiator and a built-in understairs storage cupboard.

Dining Room

8' 9" x 7' 2" (2.67m x 2.18m)

With rear facing double glazed French doors, a central heating radiator, tiled flooring and access to the garage.

First Floor Landing

With access to the loft and a built-in storage cupboard housing the hot water tank.

Bedroom One

15' 5" max x 10' 9" max (4.70m max x 3.28m max)

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

Bedroom Two

10' 5" max x 8' 3" (3.17m max x 2.51m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

10' 6" x 6' 5" (3.20m x 1.96m)

With a rear facing double glazed window, a central heating radiator and stairs which rise to the attic room.

Attic Room

17' 5" max x 14' 10" max (5.31m max x 4.52m max)

With a rear facing velux window, a central heating radiator and a built-in storage cupboard housing the boiler.

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower rover. There is wall to floor tiling and a central heating radiator.

Outside

To the front of the property there is a block paved driveway providing off road parking which in-turn leads to the integral garage. To the rear of the property there is a good sized enclosed lawned garden with patio area and an outside tap.

Integral Garage

17' 2" x 7' 10" (5.23m x 2.39m)

With an up and over door, power and eave storage.



view this property online williamhbrown.co.uk/Property/DCR122828



welcome to

St. Christophers Crescent, Scawsby Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- WELL-PRESENTED LOUNGE
- SPACIOUS KITCHEN DINER
- ATTIC ROOM
- GOOD SIZED REAR GARDENS

Tenure: Freehold EPC Rating: D

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122828



Property Ref:
DCR122828 - 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