



william
h brown
for sale
01302 327121

Stapleton Road, Warmsworth Doncaster



welcome to

Stapleton Road, Warmsworth Doncaster

GUIDE PRICE £165,000-£175,000. Perfect for young families or first time buyers is this spacious well-presented three bedroom semi-detached home. The property is close to local amenities and excellent transport links.



Entrance Hall

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

Lounge

14' 5" x 11' (4.39m x 3.35m)

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

Dining Room

10' 6" x 8' 9" (3.20m x 2.67m)

With double glazed French door giving access to the rear garden, a central heating radiator and laminate flooring.

Dining Kitchen

12' x 9' (3.66m x 2.74m)

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. the kitchen has an electric hob with extractor above, an electric oven and plumbing for a washing machine. There is splashback tiling, laminate flooring and a useful storage cupboard.

Rear Lobby

With a side facing sealed unit door and access to the downstairs WC and utility room.

Downstairs W.C.

Fitted with a WC.

Utility Room

With plumbing for a washing machine.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

10' x 15' to recess (3.05m x 4.57m to recess)

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

Bedroom Two

13' 10" plus recess x 10' 9" (4.22m plus recess x 3.28m)

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

8' x 9' 2" max (2.44m x 2.79m max)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with a shower over.

Outside

To the front of the property there is a lawned garden which extends to the side whilst to the rear of the property there is an enclosed artificial lawned garden with patio area and shed. There is parking to the rear of the property (not on the titled deeds).



view this property online williamhbrown.co.uk/Property/DCR122769



welcome to

Stapleton Road, Warmsworth Doncaster

- GUIDE PRICE £165,000-£175,000
- SPACIOUS LOUNGE
- DINING ROOM
- DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

guide price

£165,000-£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122769



Property Ref:
DCR122769 - 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