Crimpsall Road, Hexthorpe DONCASTER

william
h brown

welcome to

Crimpsall Road, Hexthorpe DONCASTER

Attention first time buyers or investors! This two double bedroom mid terraced property is situated in this popular location of Hexthorpe with close links to local amenities and transport links. There is rental potential of £700 PCM.

Lounge
11' 9" x 12' (3.58m x 3.66m)
Accessed through a front facing exterior door. There is a front facing double glazed window, stairs which rise to the first floor landing and an electric feature fireplace as the focal point of the room.

Dining Room
11' 10" x 11' 10" (3.61m x 3.61m)
With a rear facing double glazed window, a central heating radiator and a useful understairs storage cupboard. There is a feature fireplace as the focal point of the room.

Kitchen
11' 4" x 6' 7" (3.45m x 2.01m)
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 cooker point, space for a fridgefreezer and plumbing for a washing machine. There is complimentary splash back, a side door which gives access to the rear garden and access through to the ground floor bathroom.

Ground Floor Bathroom
Fitted with a WC, a wash hand basin and a panelled bath with tile surround and electric shower over. There is a partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

First Floor Landing
Bedroom One
12' 1" x 11' 10" max (3.68m x 3.61m max)
A double room with a front facing double glazed window, a central heating radiator and fitted storage.

Bedroom Two
11' 11" x 11' 10" (3.63m x 3.61m)
A double room with two rear facing double glazed windows, a central heating radiator, fitted storage and loft access.

Outside
To the rear of the property is a courtyard style artificial lawned garden with a rear service gate.

welcome to

Crimpsall Road, Hexthorpe DONCASTER

- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOM MID TERRACED PROPERTY
- SPACIOUS LOUNGE & DINING ROOM
- GROUND FLOOR BATHROOM

Tenure: Freehold EPC Rating: C

£70,000

view this property online williamhbrown.co.uk/Property/DCR122809

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
DCR122809 - 0004

william h brown

☎ **01302 327121**

✉ doncaster@williamhbrown.co.uk

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

🖱 **williamhbrown.co.uk**