



**Hawthorne Road, Auckley Doncaster**





**welcome to**

**Hawthorne Road, Auckley Doncaster**

GUIDE PRICE £150,000-£160,000. This fabulous two double bedroom end-terraced home is situated in this sought after location close to local amenities and transport links. The property has front and rear gardens and off road parking.



### **Entrance Porch**

With a front facing sealed unit door, tiled flooring and a further door which gives access to the entrance hall.

### **Entrance Hall**

With a side facing double glazed window, laminate flooring and a central heating radiator.

### **Lounge**

23' x 10' ( 7.01m x 3.05m )

A good sized lounge with a rear facing double glazed window and French doors with double glazed side panels which give access to the patio and rear garden beyond. There is a central heating radiator and laminate flooring.

### **Kitchen**

11' 10" x 8' 6" ( 3.61m x 2.59m )

With a front facing double glazed window. Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the inset sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, an electric oven, plumbing for a washing machine, an integrated dishwasher and space for a fridge. There is laminate flooring and a central heating radiator.

### **Utility Room**

10' 5" max to recess x 6' 6" max to recess ( 3.17m max to recess x 1.98m max to recess )

With a rear facing sealed unit door, a central heating radiator and downlights to the ceiling. There is a wall mounted central heating boiler, space for additional white goods and access to the downstairs WC.

### **Downstairs W.C.**

With an obscure double glazed window. Fitted with a WC, a wash hand basin, a central heating radiator and downlights to the ceiling.

### **First Floor Landing**

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

### **Bedroom One**

11' 2" to wardrobes x 9' 3" ( 3.40m to wardrobes x 2.82m )

With a rear facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

### **Bedroom Two**

8' 1" plus recess x 12' 3" max ( 2.46m plus recess x 3.73m max )

With a rear facing double glazed window, a useful storage cupboard, access to the loft, a central heating radiator and an airing cupboard.

### **Bathroom**

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

### **Outside**

To the front of the property there is a garden and a driveway providing off road parking. To the rear of the property there is a good sized enclosed lawned garden with decked patio area.



***view this property online*** [williamhbrown.co.uk/Property/DCR119266](http://williamhbrown.co.uk/Property/DCR119266)



welcome to

## Hawthorne Road, Auckley Doncaster

- GUIDE PRICE £150,000-£160,000
- PERFECT FOR FIRST TIME BUYERS AND YOUNG FAMILIES
- IMMACULATELY PRESENTED THROUGHOUT
- GOOD SIZED LOUNGE
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: E

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR119266](https://www.williamhbrown.co.uk/Property/DCR119266)



Property Ref:  
DCR119266 - 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](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**