



Princes Crescent, Edlington Doncaster

welcome to

Princes Crescent, Edlington Doncaster

Perfect for a first time buyer or investor is this beautifully presented four bedroom end terraced property which has been fully renovated to a high standard throughout. The property is located close to local amenities, transport links and schools.



Entrance Hall

Accessed through a front facing composite door. There is a central heating radiator and a built in storage cupboard which houses the combination boiler.

Downstairs W.C

Fitted with a WC and a wash hand basin. There is partial tiling, extractor fan and vinyl flooring.

Bedroom One

9' 8" x 9' 3" (2.95m x 2.82m)

With a front facing double glazed window, a central heating radiator and a built in shower cubicle with shower.

Lounge

16' x 12' 3" (4.88m x 3.73m)

With two rear facing double glazed windows. There is a central heating radiator and stairs which rise to the first floor landing.

Kitchen

11' 5" x 7' 3" (3.48m x 2.21m)

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four burner ceramic hob with extractor hood above and a single oven. There is vinyl flooring, a central heating radiator, a rear facing double glazed window and a side facing door which gives access to the rear garden.

First Floor Landing

With a side facing obscure double glazed window.

Bedroom Two

13' 7" x 8' 4" (4.14m x 2.54m)

There is a front facing double glazed window and a central heating radiator.

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

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

Bedroom Four

8' 7" x 8' 2" (2.62m x 2.49m)

There is a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin with mixer tap and bath with shower over. There is tiling to the walls and floor, a heated towel rail, an extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property is a gate to provide access to the entrance while to the rear of the property is a landscaped enclosed lawned garden with path and patio area. There is a rear access gate.



view this property online williamhbrown.co.uk/Property/DCR122971



welcome to

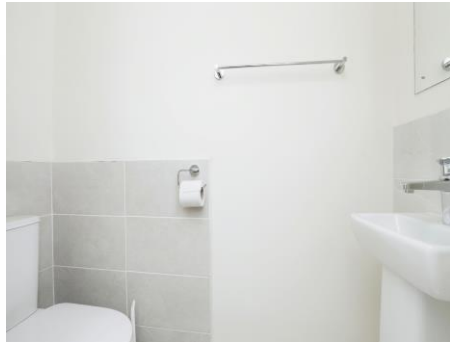
Princes Crescent, Edlington Doncaster

- FULLY RENOVATED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- FOUR BEDROOM END TERRACED PROPERTY
- MODERN KITCHEN
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DCR122971](https://www.williambrown.co.uk/Property/DCR122971)



Property Ref:
DCR122971 - 0003

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@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)