

St. Johns Road, Edlington Doncaster

william h brown

welcome to

St. Johns Road, Edlington Doncaster

DATE OF NOTICE: 15/10/2024

36 St Johns Road, Doncaster, DN12 1AR

We advise that an offer has been made for the above property in the sum of £55,000













Entrance Hall

With a front facing door, a central heating radiator, decorative dado rail, coving to the ceiling and picture rail.

Lounge

12' 10" x 9' 5" (3.91m x 2.87m)

With a front facing double glazed window, decorative picture rail and coving to the ceiling. The lounge is open plan to the dining room.

Dining Room

12' 10" x 12' 10" (3.91m x 3.91m)

With a rear facing double glazed window, a feature fireplace with tiled hearth, coving to the ceiling and a central heating radiator. There is a built-in storage cupboard and stairs which rise to the first floor landing.

Kitchen

12' 3" x 8' (3.73m x 2.44m)

With a side facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer. There is a central heating radiator, coving to the ceiling and splashback tiling.

Rear Porch

With a side facing door and access to the downstairs bathroom.

Downstairs Bathroom

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

First Floor Landing

With coving to the ceiling.

Bedroom One

16' 3" max x 10' (4.95m max x 3.05m)

With a rear facing double glazed window, a central heating radiator and built-in storage.

Bedroom Two

12' 8" max x 7' 10" max (3.86m max x 2.39m max)

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

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.49m)

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

Outside

The front of the property has been block paved with a brick boundary wall. To the rear of the property there is an enclosed courtyard style garden with rear access gate and a garden shed.





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- CASH BUYERS ONLY !!!!
- THREE BEDROOM MID-TERRACED PROPERTY
- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- LOUNGE OPEN PLAN TO DINING ROOM

Tenure: Freehold EPC Rating: E

£55,000







St John the Baptist Church Wellington Rd Parishes of Sacred Heart Balby and St.. Coople Map data ©2024

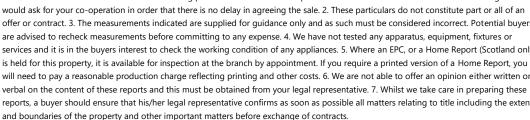
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123201



Property Ref: DCR123201 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent





doncaster@williamhbrown.co.uk



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



01302 327121

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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.