



**St. Johns Road, Edlington Doncaster**

**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.



**view this property online** [williamhbrown.co.uk/Property/DCR123201](http://williamhbrown.co.uk/Property/DCR123201)



welcome to

## St. Johns Road, Edlington Doncaster

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123201 - 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.



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