



Staveley Street, Edlington Doncaster



welcome to

Staveley Street, Edlington Doncaster

A spacious three bedroom mid-terraced property with enclosed front and rear gardens and a garage. The property is close to local amenities and transport links and available with no onward chain!



Entrance Hall

With a front facing wooden door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

16' 9" x 11' 7" max to recess (5.11m x 3.53m max to recess)

With front and rear facing double glazed windows and an inset log burner.

Dining Room

12' 11" to recess x 9' 11" (3.94m to recess x 3.02m)

With a front facing double glazed window, coving to the ceiling and a central heating radiator. The dining room is open plan to the kitchen.

Kitchen

16' x 7' 11" (4.88m x 2.41m)

With a front facing double glazed window and rear facing French doors giving access to the garden. Fitted with wall and base units with work surfaces housing the inset poacher sink with mixer tap. The kitchen has a professional style dual fuel cooker and space for a washing machine. There is complimentary tiling, a cupboard housing the gas central heating boiler and tiled flooring.

First Floor Landing

With a rear facing double glazed window and access to the loft.

Bedroom One

9' 8" x 12' 8" to recess (2.95m x 3.86m to recess)

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

Bedroom Two

14' 5" x 8' 1" (4.39m x 2.46m)

With two front facing double glazed windows and a central heating radiator.

Bedroom Three

9' 3" x 7' 1" (2.82m x 2.16m)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin, a double ended claw foot bath with mixer tap and a walk-in shower with screen. There is tiling to the walls and floor and a central heating radiator.

Outside

To the front of the property there is a good sized enclosed lawned garden whilst to the rear there is an enclosed garden with rear access double gates which in-turn leads to the concrete sectional garage



view this property online williamhbrown.co.uk/Property/DCR123217



welcome to

Staveley Street, Edlington Doncaster

- GOOD SIZED LOUNGE WITH LOG BURNER
- DINING ROOM OPEN PLAN TO KITCHEN
- THREE BEDROOMS
- BATHROOM WITH WALK-IN SHOWER
- ENCLOSED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

offers over

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123217



Property Ref:
DCR123217 - 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@williamhbrown.co.uk



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



williamhbrown.co.uk