



St. Patricks Road, Intake DONCASTER

welcome to

St. Patricks Road,Intake DONCASTER

This stunning refurbished three bedroom semi-detached family home is situated with close links to Doncaster Royal Infirmary and benefits from off road parking, an open plan kitchen diner and a generous rear garden. Available with no onward chain!



Entrance Hall

With a front facing exterior door by a stormed porch, a side facing double glazed window, stairs which rise to the first floor and a central heating radiator. There is access to the ground floor WC.

Lounge

11' 10" plus bay x 12' 4" (3.61m plus bay x 3.76m)
With a front facing double glazed bay window, laminate flooring, a central heating radiator, spotlights to the ceiling and a feature oak mantle.

Kitchen Diner

12' 9" plus bay x 18' 9" (3.89m plus bay x 5.71m)
Fitted with a range of contemporary wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a concealed wall mounted boiler, decorative coving to the ceiling, a central heating radiator, a rear facing double glazed window and a rear facing double glazed bay with French doors giving access to the rear garden.

Ground Floor W.C.

Fitted with a low flush WC and a corner wash hand basin. There is a central heating radiator, downlights to the ceiling and a side facing double glazed window.

First Floor Landing

With a side facing double glazed window and a loft hatch with ladder and light.

Bedroom One

14' 1" into bay x 11' 1" (4.29m into bay x 3.38m)
With a front facing double glazed bay window and a central heating radiator.

Bedroom Two

12' 11" x 10' 9" (3.94m x 3.28m)
With a rear facing double glazed window and a central heating radiator.

Bedroom Three

7' 7" x 8' 5" (2.31m x 2.57m)
With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and an insert bath with shower over and screen. There is a chrome heated towel rail, downlights to the ceiling, tiling to the walls and a rear facing obscure double glazed window.

Outside

To the front of the property there is a brick boundary wall with a new tarmac extensive drive providing off road parking. To the rear of the property there is a substantial lawned garden with paved patio, new fencing to the perimeter, outside tap and a side access gate to the front and side garden.

Additional Information

The vendor has made us aware that the property has a fully fitted alarm system, a recently laid tarmac driveway and new fencing. The property has also been fully rewired with a new roof, boiler and heating system.



view this property online williamhbrown.co.uk/Property/DCR123466



welcome to

St. Patricks Road, Intake DONCASTER

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- REFURBISHED AND WELL-PRESENTED TO A HIGH STANDARD
- BAY FRONTED LOUNGE
- OPEN PLAN KITCHEN DINER
- STUNNING SPACIOUS REAR GARDEN

Tenure: Freehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123466



Property Ref:
DCR123466 - 0005

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