

Wolsey Avenue, Intake Doncaster



welcome to

Wolsey Avenue, Intake Doncaster

GUIDE PRICE £180,000-£190,000. Situated in this popular location close to a range of local amenities, Doncaster Racecourse and Hospital is this spacious well-presented three bedroom semi-detached family home. The property has off road parking and a generous rear garden.

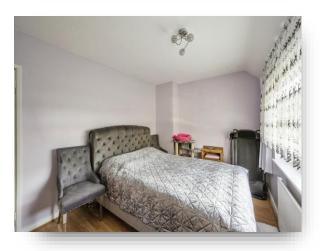












Entrance Hall

With a front facing sealed unit door, a front facing double glazed window, a central heating radiator and stairs which rise to the first floor landing.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a WC, partial tiling to the walls and a central heating radiator.

Lounge

15' 11" plus recess x 11' (4.85m plus recess x 3.35m) A spacious twin aspect lounge with front and rear facing double glazed windows and a central heating radiator.

Dining Kitchen

12' 7" x 12' 3" (3.84m x 3.73m)

Fitted with a modern range of high gloss wall and base units with coordinating Quartz work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric double oven and grill, space for a washing machine, dishwasher, tumble dryer and an American style fridge-freezer. There is a rear facing double glazed window and a door to the rear garden.

First Floor Landing

With a double glazed window and a central heating radiator.

Bedroom One

14' x 9' 6" ($4.27m \times 2.90m$) With a rear facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Two

12' 8" x 9' 5" ($3.86m \times 2.87m$) With a rear facing double glazed window and a central heating radiator.

Bedroom Three

8' 11" max x 8' 11" max (2.72m max x 2.72m max) With a front facing double glazed window, a central heating radiator and laminate flooring.

Bathroom

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a P-shaped bath with shower over and screen. There is partial tiling to the walls, tiled flooring and a heated towel rail.

Outside

Situated on a corner plot. To the front of the property there is a tarmacc driveway providing off road parking whilst to the rear there is a generous enclosed lawned garden with shrubs, plants and trees. There is a purpose built store ideal for storage.





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- GUIDE PRICE £180,000-£190,000
- FANTASTIC FAMILY HOME
- SPACIOUS TWIN ASPECT LOUNGE
- DINING KITCHEN
- THREE BEDROOMS AND BATHROOM

Tenure: Freehold EPC Rating: C

guide price **£180,000-£190,000**





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Property Ref:

DCR123544 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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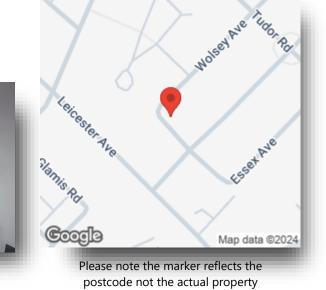


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