

Firth Crescent, New Rossington Doncaster

welcome to

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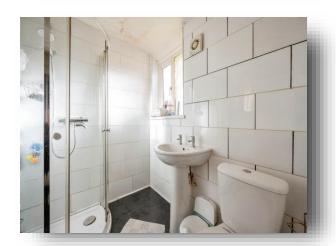
This four bedroom mid-terraced home is ideal for an extended or growing family close to a range of amenities. Benefiting from two reception rooms and a generous rear garden.













Entrance Hall

With a front facing exterior door, tiled flooring and access into the kitchen.

Kitchen

9' 10" x 7' 6" (3.00m x 2.29m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. the kitchen has a gas cooker point, plumbing for a washing machine and space for a fridge and freezer. There is a central heating radiator, a rear facing double glazed window and a rear facing door providing access to the rear garden. There is access to the dining room.

Dining Room

13' x 11' 3" (3.96m x 3.43m)

With a rear facing double glazed window, stairs which rise to the first floor landing, a central heating radiator and access to the ground floor shower room and lounge.

Lounge

15' 7" max x 10' 8" (4.75m max x 3.25m) With a front facing double glazed window and a central heating radiator.

Rear Lobby

With access to the ground floor shower room,

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and a central heating radiator.

First Floor Landing Bedroom One

14' 2" x 9' 5" max (4.32m x 2.87m max) With a front facing double glazed window and a central heating radiator.

Bedroom Two

10' 3" x 11' 9" max (3.12m x 3.58m max) With a rear facing double glazed window, a wall mounted boiler and a central heating radiator.

Bedroom Three

11' $3'' \times 9'$ 9'' ($3.43m \times 2.97m$) With a front facing double glazed window and a central heating radiator.

Bedroom Four

7' 4" x 7' 3" (2.24m x 2.21m) With a rear facing double glazed window and a central heating radiator.

Outside

To the front of the property there is a footpath to the front entrance whilst to the rear there is a generous lawned garden with a paved patio area, useful storage and fencing to the perimeter. A rear gate provides access to the service lane.

Agent's Note

The sale of this property is subject to Grant Of Probate, contact the branch for further details.





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- GUIDE PRICE £110,000-£120,000
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- TWO RECEPTION ROOMS
- **GROUND FLOOR SHOWER ROOM**
- GENEROUS REAR GARDEN

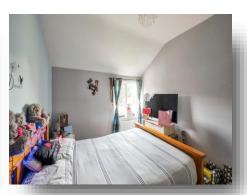
Tenure: Freehold EPC Rating: C

quide price

£110,000-£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122999



Property Ref: DCR122999 - 0003

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