



Firth Crescent, New Rossington Doncaster

welcome to

Firth Crescent, New Rossington Doncaster

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" x 9' 9" (3.43m x 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.



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



welcome to

Firth Crescent, New Rossington Doncaster

- 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

guide 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

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