



**Anchorage Crescent, Doncaster**

**welcome to**

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This extended three bedroom semi-detached family home is situated in this sought after location of Sprotbrough. Benefiting from off road parking, a good sized enclosed rear garden and available with no onward chain.



### Entrance Hall

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

### Lounge

14' 11" to bay x 11' 4" ( 4.55m to bay x 3.45m )  
With a front facing double glazed bay window, dado rail and coving to the ceiling. The lounge is open plan to the dining room.

### Dining Room

10' 10" x 8' 1" ( 3.30m x 2.46m )  
With double door which give access to the conservatory.

### Conservatory

13' 10" x 6' 11" ( 4.22m x 2.11m )  
With rear and side facing double glazed windows and French doors giving access to the garden. There is a central heating radiator and laminate flooring.

### Kitchen Diner

17' 4" max x 11' 7" max ( 5.28m max x 3.53m max )  
With two rear facing double glazed windows. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has space for a fridge-freezer, a gas hob with stainless steel extractor above, an integrated microwave, plumbing for a washing machine and space for a tumble dryer. There is a side facing external door and access to the downstairs WC.

### Downstairs W.C.

Fitted with a low flush WC and a was hand basin with mixer tap and splashback tiling. There is a central heating radiator, tiling to the walls and floor and a front facing obscure double glazed window.

### First Floor Landing

With a front facing double glazed window.

### Bedroom One

10' 8" x 11' 4" ( 3.25m x 3.45m )  
With a front facing double glazed window and a central heating radiator.

### Bedroom Two

11' 10" x 7' 2" ( 3.61m x 2.18m )  
With a rear facing double glazed window, a central heating radiator and laminate flooring.

### Bedroom Three

14' 8" x 5' 4" ( 4.47m x 1.63m )  
With a rear facing double glazed window and a central heating radiator.

### Bathroom

With an obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a corner bath with mixer tap and shower attachment. There is a central heating radiator, laminate flooring and an airing cupboard.

### Outside

To the front of the property there is a driveway providing off road parking whilst to the rear of the property there is an enclosed lawned garden with patio area.



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## Anchorage Crescent, Doncaster

- GUIDE PRICE £160,000-£170,000
- LOUNGE OPEN PLAN TO DINING ROOM, DINING KITCHEN
- CONSERVATORY
- THREE BEDROOMS AND BATHROOM
- OFF ROAD PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Apr 1956. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000-£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123183 - 0003

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**