

## welcome to

## Mayfield Crescent, Askern Doncaster

GUIDE PRICE £180,000-£190,000. Situated in this popular location in Askern is this spacious well-presented four bedroom semi-detached family home. The property benefits from multiple reception rooms, a downstairs WC and a first floor bathroom with separate shower.













#### **Entrance Hall**

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

#### Lounge

15' 4" x 11' 4" ( $4.67m \times 3.45m$ ) With a front facing double glazed window, a central heating radiator and coving to the ceiling. There is access to the dining room.

#### **Dining Room**

12' 11" x 9' 7" ( 3.94m x 2.92m )

With a side facing double glazed window, a central heating radiator, a built-in storage cupboard. and access to the kitchen. The dining room is open plan to the sitting room.

#### **Sitting Room**

8' 6" x  $\overline{9}$ ' 7" ( 2.59m x 2.92m ) With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

#### Kitchen

12' 7" x 8' 1" ( 3.84m x 2.46m )

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an eye level electric oven and grill, an integrated fridge-freezer, plumbing for a washing machine and dishwasher. There is complimentary splashback, coving to the ceiling, tiled flooring, a useful storage cupboard and a door giving access to the rear lobby.

#### **Rear Lobby**

With a side facing door to the rear garden and access to the downstairs WC.

#### Downstairs W.C.

Fitted with a low flush WC, a wash hand basin and a side facing double glazed window.

#### **First Floor Landing**

With access to the loft.

#### **Bedroom One**

13' 4" x 10' 7" (  $4.06m \times 3.23m$  ) With a front facing double glazed window, a central heating radiator and built-in wardrobes providing hanging and storage space.

#### **Bedroom Two**

12' 11" x 9' 5" ( 3.94m x 2.87m ) With a side facing double glazed window, a central heating radiator and a built-in storage cupboard.

#### **Bedroom Three**

9' 8" x 8' 11" ( 2.95m x 2.72m ) With a side facing double glazed window and a central heating radiator.

#### **Bedroom Four**

9' 8" x 8' 11" (  $2.95m\ x\ 2.72m$  ) With a front facing double glazed window and a central heating radiator.

#### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer tap. There is tiling to the walls and a useful storage cupboard.

#### Shower Room

Fitted with a shower cubicle with shower and tiled walls.

#### Outside

To the front of the property there is a lawned garden with a driveway providing ample off road parking which leads to the garage. To the rear of the property there is an enclosed low maintenance paved garden.

#### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





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# Mayfield Crescent, Askern Doncaster

- FOUR BEDROOM SEMI-DETACHED HOME
- ATTRACTIVE LOUNGE
- DINING ROOM / SITTING ROOM
- WELL-PRESENTED KITCHEN
- DOWNSTAIRS WC

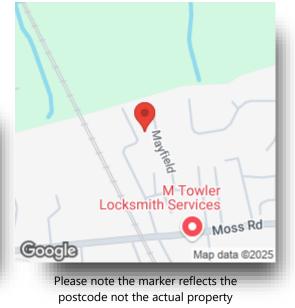
Tenure: Freehold EPC Rating: C

guide price **£180,000** 









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Property Ref: DCR123170 - 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.

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