



**Mayfield Crescent, Askern Doncaster**



**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 x 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 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 x 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR123170 - 0003

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