



Bridge Road, Bessacarr Doncaster

welcome to

Bridge Road, Bessacarr Doncaster

GUIDE PRICE £300,000-£325,000. Situated in this sought after location in Bessacarr occupying a good sized plot with front, side and rear gardens is this three bedroom detached home. The property has potential to be extended subject to relevant planning permissions.



Entrance Hall

With a front facing sealed unit door, quarry tiled flooring and a central heating radiator.

Lounge

17' 10" x 11' 4" (5.44m x 3.45m)

With front and rear facing double glazed windows, a central heating radiator and a feature wooden fire surround with tiled back and a hearth housing the gas living flame fire.

Dining Room

11' 4" x 8' 3" (3.45m x 2.51m)

With a front facing double glazed window, stripped and polished floorboards and a tiled fireplace. The dining room is open plan to the kitchen.

Kitchen

9' 1" x 13' 1" plus recess (2.77m x 3.99m plus recess)

With a rear facing double glazed window. Fitted with wall and base units with wooden work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a professional style gas cooker, plumbing for a washing machine, quarry tiled flooring, a useful pantry and a cupboard housing the gas central heating boiler.

First Floor Landing

Bedroom One

18' x 11' 3" max to recess (5.49m x 3.43m max to recess)

With front and rear facing double glazed windows, a central heating radiator and a useful storage cupboard.

Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m)

With a front facing double glazed window, a central heating radiator, a useful storage cupboard to the recess and a cast iron feature fireplace.

Bedroom Three

7' 9" x 8' 4" (2.36m x 2.54m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls and a central heating radiator.

Outside

The property occupies a good sized plot with mature gardens to the front, side and rear. There is a driveway providing off road parking to the front whilst to the rear there is an enclosed lawned garden with mature shrubs and plants.



view this property online williamhbrown.co.uk/Property/DCR114561



welcome to

Bridge Road, Bessacarr Doncaster

- GUIDE PRICE £300,000-£325,000
- SOUGHT AFTER LOCATION
- THREE BEDROOM DETACHED HOME
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR114561



Property Ref:
DCR114561 - 0002

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