



Edward Street, Rossington Doncaster

welcome to

Edward Street, Rossington Doncaster

This three bedroom mid-terraced home is ideal for a first time buyer, investor or growing family situated in this popular location with two reception rooms, front and rear gardens and available with no onward chain.



Entrance Porch

With a upvc exterior door and access through to the lounge.

Lounge

10' x 13' (3.05m x 3.96m)

With a front facing double glazed window and a central heating radiator. There is an open arch through to the dining room.

Dining Room

12' 1" x 13' 2" (3.68m x 4.01m)

With a rear facing double glazed window, coving to the ceiling, a feature fireplace, stairs which rise to the first floor and access through to the kitchen..

Kitchen

13' 3" plus recess x 8' 1" (4.04m plus recess x 2.46m)

Fitted with a range of base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with a cooker hood above and an electric oven and grill. There is a side facing double glazed window and a useful storage cupboard which has plumbing for a washing machine and space for a fridge and freezer. There is access to the rear lobby.

Rear Lobby

With access to the kitchen and a side door giving access to the rear garden.

Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower attachment. There is partial tiling to the walls, downlights to the ceiling, a central heating radiator and a side facing obscure double glazed window.

First Floor Landing

With a loft hatch.

Bedroom One

13' x 10' (3.96m x 3.05m)

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

Bedroom Two

12' 1" x 9' 11" max (3.68m x 3.02m max)

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

Bedroom Three

8' 9" x 8' (2.67m x 2.44m)

With a rear facing double glazed window, a central heating radiator and a wall mounted boiler.

Outside

To the front of the property there is a generous lawned garden whilst to the rear there is a lawned garden with a hardstanding concrete patio, fencing to the perimeter and an outside tap.



view this property online williamhbrown.co.uk/Property/DCR123961



welcome to

Edward Street, Rossington Doncaster

- THREE BEDROOM MID-TERRACED HOME
- SPACIOUS FAMILY LIVING
- LOUNGE AND DINING ROOM
- KITCHEN WITH USEFUL STORAGE
- GROUND FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123961



Property Ref:
DCR123961 - 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