



Sweet Lane, Wadworth Doncaster

welcome to

Sweet Lane, Wadworth Doncaster

Situated in the popular village of Wadworth is this well-presented four bedroom end-terraced family home which offers spacious accommodation throughout. Benefiting from front and rear gardens and residents communal parking.



Entrance Hall

With a front facing sealed unit, a central heating radiator, laminate flooring and a storage cupboard.

Ground Floor Shower Room

With a front facing obscure double glazed window. Recently fitted with a back to wall WC with hidden cistern, a wash hand basin fitted into a high gloss vanity unit and an enclosed shower cubicle with shower. The shower room is fully tiled and has a central heating radiator.

Store

11' 5" x 4' 5" (3.48m x 1.35m)

A useful walk-in storage cupboard.

Lounge

17' 1" x 10' 6" (5.21m x 3.20m)

With two rear facing double glazed windows and a rear facing door giving access to the gardens. There are fitted white high gloss storage cupboards, a central heating radiator, coving to the ceiling and laminate flooring.

Dining Kitchen

21' 6" x 10' (6.55m x 3.05m)

With front, side and rear facing double glazed windows. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing and dishwasher, space for a tumble dryer and fridgefreezer. There is complimentary tiling, tiled flooring to the kitchen area, laminate flooring to the dining area, a central heating radiator and space for a dining table and chairs.

First Floor Landing

From the entrance hall stairs rise to the first floor landing which has a front facing obscure double glazed window and a useful storage cupboard.

Bedroom One

13' 5" x 10' 2" (4.09m x 3.10m)

With two rear facing double glazed windows, a central heating radiator and wardrobes providing hanging and storage space. There are double doors which give access to bedroom four.

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)

With two front facing double glazed windows and a central heating radiator. There is a cupboard housing the gas central heating boiler and wardrobes providing hanging and storage space.

Bedroom Three

10' 8" x 9' 11" (3.25m x 3.02m)

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

Bedroom Four

10' 7" x 7' (3.23m x 2.13m)

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

Bathroom

With a front facing double glazed window. Fitted with a WC, a wash hand basin and a panelled bath. There is partial tiling to the walls, laminate flooring and a central heating radiator.

Outside

The property has wrapped around gardens with a good sized rear garden, while there is resident communal parking spaces to the front and side of the property.

Additional Information

The vendors have made us aware that there is a monthly management charge of £30.56 for the upkeep of the development, contact the branch for further details.



view this property online williamhbrown.co.uk/Property/DCR124452



welcome to

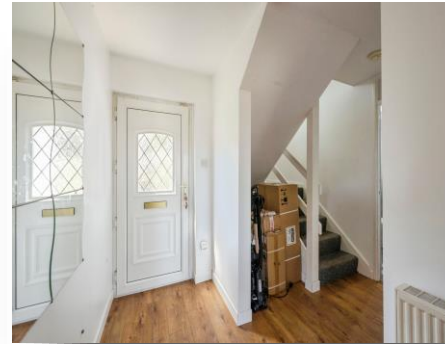
Sweet Lane, Wadworth Doncaster

- CORNER PLOT FOUR BEDROOM END TERRACED
- DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM
- DINING KITCHEN
- SPACIOUS STORAGE THROUGHOUT
- PERFECT FOR A GROWING FAMILY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124452



Property Ref:
DCR124452 - 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