

Stretton Street, Adwick-Le-Street Doncaster



welcome to

Stretton Street, Adwick-Le-Street Doncaster

Ideal for growing families or first time buyers close to motorways links is this modern four bedroom semi-detached family home. Benefiting from off road parking for two vehicles, an en-suite to the master bedroom and an enclosed rear garden.













Entrance

With a front facing obscure double glazed composite door, stairs which rise to the first floor landing, a useful understairs storage cupboard, luxury vinyl tile flooring and a central heating radiator.

Downstairs W.C.

Fitted with a low flush WC and a hand wash basin with mixer tap and tiled splashback. There is luxury vinyl tile flooring, a heated towel rail and an extractor fan

Kitchen Diner

15' 5" x 9' 4" (4.70m x 2.84m)

With a front facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four burner ceramic hob with built-in extractor hood above and stainless steel splashback, an integrated fridge-freezer, plumbing for dishwasher and washing machine. There is luxury vinyl tile flooring, tiled splashback and a central heating radiator.

Lounge

16' 3" x 10' 8" (4.95m x 3.25m) With two rear facing double glazed windows with French doors, two column style central heating radiators and luxury vinyl tile flooring throughout.

First Floor Landing

With a built-in storage cupboard housing the hot water tank.

Bedroom Two

13' 7" Max x 9' 6" Max (4.14m Max x 2.90m Max) With a front facing double glazed window and a central heating radiator.

Bedroom Three

12' 8" x 9' ($3.86m \times 2.74m$) With a front facing double glazed window and a central heating radiator.

Bedroom Four

9' 4" x 7' 1" (2.84m x 2.16m) With a rear facing double glazed window and a central heating radiator.

Family Bathroom

With a front facing obscure double glazed window. Fitted with a bath with tiled splashback, a low flush WC and a wash basin. There is tiled flooring, an extractor fan and a central heating radiator.

Second Floor Landing

With a central heating radiator and access to bedroom one.

Bedroom One

16' 8" x 12' 11" (5.08m x 3.94m) With a front facing double glazed window, fitted wardrobes with sliding doors and two central heating radiators.

En-Suite Shower Room

With rear facing obscure double glazed window. Fitted with a shower cubicle with tiled surround, a low flush WC and a wash basin with tiled splashback. There is tiled flooring and a central heating radiator.

Outside

To the front of the property there is a double driveway providing off road parking for two cars. There is a side access gate and outside tap. To the rear there is an enclosed rear garden with patio and lawn, decorative flower beds to the borders and two garden sheds.





welcome to

Stretton Street, Adwick-Le-Street

Doncaster

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ACCOMMODATION SITUATED OVER THREE FLOORS
- EN-SUITE MASTER BEDROOM
- MODERN KITCHEN DINER
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B Council Tax Band: C

£200,000





view this property online williamhbrown.co.uk/Property/DCR124650



Property Ref: DCR124650 - 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.

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

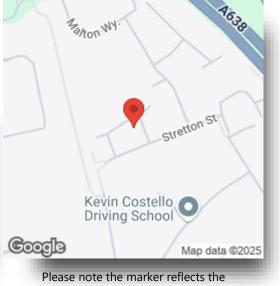


4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk





postcode not the actual property