



**Amersall Crescent, Scawthorpe Doncaster**

william  
h brown

**welcome to**

## **Amersall Crescent, Scawthorpe Doncaster**

Guide Price £150,000 - £160,000 This three bedroom semi detached family home is situated on a generous plot with an enclosed rear garden, a lounge diner and a useful range of storage rooms. The property is situated close to a range of schools, local amenities and transport links. No onward chain!



## **Entrance Hall**

With a front facing exterior door, stairs which rise to the first floor landing and a central heating radiator.

## **Kitchen**

9' 6" x 10' 2" ( 2.90m x 3.10m )

Fitted with a range of wall and base units with coordinating worktops which incorporate the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a front facing double glazed window, a central heating radiator, tiling to the walls and floor and access to the side lobby.

## **Side Lobby**

With front facing and rear facing doors and access to the storage rooms.

## **Lounge Diner**

13' 3" x 21' 5" ( 4.04m x 6.53m )

With two front facing double glazed windows, two central heating radiators and a gas feature fireplace as the focal point of the room.

## **First Floor Landing**

With a front facing double glazed window, a useful storage cupboard and loft hatch.

## **Bedroom One**

13' 6" Max x 12' 1" Max ( 4.11m Max x 3.68m Max )

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

## **Bedroom Two**

13' 6" x 9' 2" ( 4.11m x 2.79m )

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

## **Bedroom Three**

9' 2" x 7' 4" Max ( 2.79m x 2.24m Max )

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

## **Bathroom**

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

## **Outside**

To the front of the property there is a generous lawned garden with wrought iron gates and private hedging to the front and sides. To the rear of the property there is a lawned garden with hedging and screening to the sides.



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## Amersall Crescent, Scawthorpe Doncaster

- GUIDE PRICE £150,000 - £160,000
- USEFUL INDOOR STORAGE ROOMS
- GENEROUS GARDEN TO THE FRONT
- SET BACK ON A GENEROUS PLOT
- CLOSE TO A RANGE OF SCHOOLS AND LOCAL AMENITIES

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£150,000-£160,000**



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Property Ref:

DCR121726 - 0005

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Please note the marker reflects the postcode not the actual property



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