

**Osborne Road, Town Moor Doncaster** 

# welcome to

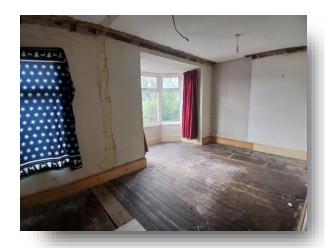
# **Osborne Road, Town Moor Doncaster**

Situated close to Doncaster City Centre, The Royal Infirmary and Race Course is this five bedroom end-terraced family home. The property has spacious accommodation throughout situated over three floors and in need of some modernisation. Available with no onward chain!













#### **Entrance Hall**

A front facing timber door takes you into the entrance hall which has stairs rising to the first floor landing, access to the downstairs WC, a central heating radiator and laminate flooring.

## Lounge

13' 9" x 13' 5" ( 4.19m x 4.09m )

With a front facing double glazed bay window, a chimney breast with open fire and marble hearth, a modern column style central heating radiator and coving to the ceiling.

## **Dining Room**

12' 5" x 12' 2" ( 3.78m x 3.71m )

This is open plan to the kitchen diner with an inset electric fire, laminate flooring, a central heating radiator and decorative wall lights.

#### **Kitchen Diner**

16' 3" Max x 17' 10" ( 4.95m Max x 5.44m )

With two sets of rear facing patio doors and four side facing double glazed velux windows. Fitted with a range of wall and base units with a central island and granite work tops housing the a insert sink and mixer tap. The kitchen has a six burner gas hob, a cupboard housing the wall mounted boiler, space for an American style fridge-freezer, tiled flooring and an integrated washing machine, dishwasher and two eye level electric double ovens.

# **First Floor Landing**

With an understairs storage cupboard, a central heating radiator and stairs which rise to the second floor landing.

## **Bedroom One**

16' 11" Max x 13' 6" Max ( 5.16m Max x 4.11m Max ) With a front facing double glazed bay window, a further double glazed window and a central heating radiator.

#### **En-Suite Shower Room**

Fitted with a low level flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls, a side facing obscured double glazed window, a heated towel rail and laminate flooring.

#### **Bedroom Two**

12' 7" x 12' 3" ( 3.84m x 3.73m )

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

#### **Bedroom Three**

11' 5" x 10' 6" ( 3.48m x 3.20m )

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

#### **Bathroom**

Fitted with a low flush WC, a bath with shower over and a wash hand basin fitted into a vanity unit with mixer tap. There is a heated towel rail, tiled flooring and two side facing double glazed windows.

## **Second Floor Landing**

With a rear facing velux window and a door leading to the loft space.

#### **Bedroom Four**

12' 7" x 9' 10" ( 3.84m x 3.00m )

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

#### **Bedroom Five**

10' 9" x 9' Max ( 3.28m x 2.74m Max )

With a front facing double glazed velux window, laminate flooring, a storage cupboard and a central heating radiator.

#### Bathroom

With a rear facing velux window, a corner bath, a low level flush WC, a wash hand basin and a heated towel rail.

#### Outside

To the front of the property is enclosed with brick wall and a garden gate with path which takes you to the rear of the property where there is an enclosed garden.





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# **Osborne Road, Town Moor Doncaster**

- FIVE BEDROOM END-TERRACED HOME
- IN NEED OF SOME MODERNISATION
- DOWNSTAIRS WC
- CLOSE TO A RANGE OF LOCAL AMENITIES AND TRANSPORT LINKS
- AVAILABLE WITH NO ONWARD CHAIN!

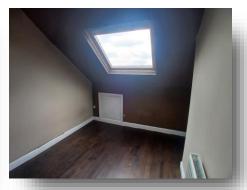
Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £185,000







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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR125094 - 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 quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





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