



Victorian Crescent, Town Moor Doncaster

welcome to

Victorian Crescent, T own Moor Doncaster

GUIDE PRICE £175,000-£185,000. This unique three bedroom individual duplex apartment benefits from two reception rooms, an en-suite shower room, communal gardens and allocated parking for two cars. Situated close to Doncaster Royal Infirmary and Doncaster race course.



Entrance

A secure intercom entry system gives access to the communal entrance porch.

Entrance Hall

With intercom entry system, a central heating radiator, a useful storage cupboard and stairs which give access to the lower ground floor accommodation.

Kitchen

11' 4" x 9' 7" (3.45m x 2.92m)

With a rear facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and a built-in fridge-freezer. There is complimentary splashback tiling, spotlights to the ceiling and a central heating radiator.

Lounge

17' 3" into bay x 13' 9" plus recess (5.26m into bay x 4.19m plus recess)

With a front facing double glazed bay window, a side facing double glazed window, wooden flooring, a central heating radiator and an open arch through to the dining room.

Dining Room

13' 5" x 9' 9" (4.09m x 2.97m)

With two side facing double glazed windows, a central heating radiator, feature panelling and access through to the inner hall.

W.C.

Fitted with a low flush WC, a wash hand basin and extractor fan.

Lower Ground Floor

Hallway

With a central heating radiator, spotlights to the ceiling and wooden flooring.

Bedroom One

15' 3" x 17' 3" (4.65m x 5.26m)

With rear and side facing double glazed windows, a central heating radiator and coving to the ceiling.

Bedroom Two

13' 10" x 10' 7" (4.22m x 3.23m)

With a side facing double glazed window, a central heating radiator, spotlights to the ceiling and access to the walk-in dressing room and en-suite W.C.

Walk-In Dressing Room

5' 5" x 5' 4" (1.65m x 1.63m)

Provides useful built-in storage.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a central heating radiator, wall to floor tiling and an extractor fan.

Bedroom Three

11' 3" x 9' 3" (3.43m x 2.82m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is a central heating radiator, wall to floor tiling and an extractor fan.

Outside

There are generous lawned communal gardens to the front with two allocated parking spaces to the side.



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Victorian Crescent, Town Moor Doncaster

- GUIDE PRICE £175,000-£185,000
- THREE BEDROOM DUPLEX APARTMENT
- SPACIOUS LOUNGE AND DINING ROOM
- WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 720.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£175,000-£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125342 - 0002

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