



Radburn Road, New Rossington DONCASTER

welcome to

Radburn Road, New Rossington DONCASTER

Situated in this popular location in Rossington is this three bedroom mid-terraced home which is perfect for first time buyers, investors or young families. The property offers spacious accommodation throughout.



Entrance Hall

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

Lounge

11' to recess x 13' 1" (3.35m to recess x 3.99m)
With a front facing double glazed window, coving to the ceiling, a central heating radiator and dado rail. The focal point of the room is the feature fireplace. The lounge is open plan to the dining room.

Dining Room

9' 11" x 9' (3.02m x 2.74m)
With a central heating radiator, coving to the ceiling and double glazed French doors giving access to the rear garden. The dining room is open plan to the kitchen.

Kitchen

10' 6" x 11' 6" (3.20m x 3.51m)
With a rear facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, a double oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is complimentary tiling and a wall mounted gas central heating boiler.

First Floor Landing

With access to the loft.

Bedroom One

10' 8" plus recess x 12' 2" to recess (3.25m plus recess x 3.71m to recess)
With a front facing double glazed window and a central heating radiator.

Bedroom Two

13' 9" to recess x 8' 11" max (4.19m to recess x 2.72m max)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bedroom Three

8' 2" x 9' 2" (2.49m x 2.79m)
With a front facing double glazed window, a central heating radiator and laminate flooring.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap and a P-shaped bath with mixer tap and shower attachment. There is a chrome heated towel rail and tiling to the walls and floor.

Outside

To the front of the property there is an enclosed lawned garden whilst to the rear there is an enclosed lawned garden with paved patio, outbuilding and gate to the communal parking area.

Additional Information

There is a communal parking area to the rear.



view this property online williamhbrown.co.uk/Property/DCR123600



welcome to

Radburn Road, New Rossington DONCASTER

- LOUNGE OPEN PLAN TO DINING ROOM
- DINING ROOM OPEN PLAN TO KITCHEN
- THREE BEDROOMS
- BATHROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: B

£110,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123600



Property Ref:
DCR123600 - 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