

Abbey Road, Dunscroft Doncaster DN7 4LQ

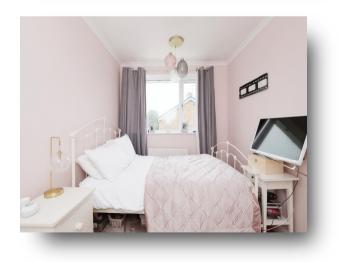


welcome to

Abbey Road, Dunscroft Doncaster

Welcome to Abbey Road! A beautifully presented EXTENDED three bedroom semi-detached on a corner plot! Offering spacious living throughout, off street parking and garage! This property is not one to be missed, call us on 01302 842999 to arrange your viewing!













Entrance Hall

Comprising of laminate floor covering, radiator central heating and spotlights to ceiling.

Downstairs W/C

Comprising of side facing double glazed window, low flush w/c, hand wash basin, laminate floor covering and radiator central heating.

Lounge

16' x 13' 8" Max (4.88m x 4.17m Max) Comprising of a front facing double glazed window, log burner with brick hearth surround, laminate floor covering, radiator central heating and double doors leading to the kitchen.

Dining Room

7' 8" x 12' 7" (2.34m x 3.84m) Comprising of laminate floor covering, radiator central heating and sliding door leading to conservatory.

Kitchen

11' 8" x 7' 9" (3.56m x 2.36m) Comprising of integrated microwave, washing machine, dishwasher and fridge and freezer. The stunning kitchen includes wall and base units, tiled splashback sink and drainer and granite worktops.

Conservatory

7' 4" x 10' 8" (2.24m x 3.25m) Comprises of laminate floor covering, electric sockets and side facing French doors leading to the rear garden.

Landing

Comprising of spotlights to the ceiling, carpet floor covering, side facing double glazed window and access to the loft.

Bedroom One

13' 8" x 9' 1" Max (4.17m x 2.77m Max) Bedroom one comprises of a front facing double glazed window, radiator central heating and carpet floor covering.

Bedroom Two

11' 2" x 8' $(3.40m \times 2.44m)$ Bedroom two comprises of a rear facing double glazed window, carpet floor covering and radiator central heating.

Bedroom Three

9' 1" x 13' 6" (2.77m x 4.11m) Offering dual aspect double glazed windows to the front and side, carpet floor covering and radiator central heating.

Family Bathroom

The part tiled family bathroom comprises of shower, bath, rear facing double glazed window, heated towel rail, hand wash basin and low flush w/c.

Outside And Exterior

To the front of the property is a paved walkway with lawned section and gated access

To the rear of the property is a generous block paved area providing ample off street, decked area and gated access.





welcome to

Abbey Road, Dunscroft Doncaster

- NO CHAIN!
- Extended Three Bedroom Semi-Detached
- Corner Plot
- Beautifully Presented Throughout
- Off Street Parking And Garage

Tenure: Freehold EPC Rating: C

£185,000





view this property online williamhbrown.co.uk/Property/HTF105759



Property Ref: HTF105759 - 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.

e william h brown



01302 842999

Coogle

Hatfield@williamhbrown.co.uk

1 Station Road, Hatfield, DONCASTER, South Yorkshire, DN7 6QD

Durham Rd

Crookesbroom Primary Academy

Please note the marker reflects the

postcode not the actual property

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Lichfield



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