



Ulverston Avenue, Askern Doncaster

welcome to

Ulverston Avenue, Askern Doncaster

This attractive two bedroom detached bungalow occupies a generous corner plot and benefits from a driveway with detached garage, a conservatory and a modern shower room. Conveniently situated close to a host of local amenities and excellent transport links. Ideal for downsizers alike.



Entrance Hall

With a front facing door, a central heating radiator and access to the loft via the hatch.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is an electric hob, an electric oven and grill, complimentary splashback tiling and a door to the storage pantry. There is a side facing double glazed window, a central heating radiator and a further door to the garden.

Lounge

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

Inner Hall

With access to the two bedrooms and family shower room.

Bedroom One

With rear facing sliding doors to the conservatory, a central heating radiator and fitted wardrobes.

Bedroom Two

With a rear facing double glazed window to the conservatory, fitted wardrobes and a central heating radiator.

Conservatory

With rear and side facing double glazed windows providing an abundance of natural light, side facing French doors leading out to the garden, an upgraded roof for year round comfort, a central heating radiator and laminate flooring.

Shower Room

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is a side facing obscure double glazed window, tiling to the walls and floor and a heated towel rail.

Outside

To the front of the property there is an open plan lawned garden with a driveway to the side. There is a second driveway to the rear providing additional off road parking which in-turn leads to the larger than average detached garage. To the rear the enclosed garden is mainly laid to lawn and features well-established borders, along with a pathway providing access to the side entrance.

Detached Garage

With a remote control operated electric roller shutter door and a side facing courtesy door.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ulverston Avenue, Askern Doncaster

- TWO BEDROOM DETACHED BUNGALOW
- POPULAR LOCATION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS
- ONE FLOOR LIVING
- GENEROUS GARDEN WITH DETACHED GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127050 - 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.



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