

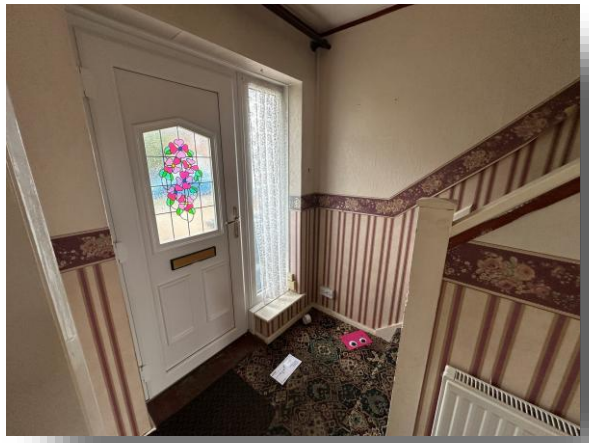
Westminster Crescent,Doncaster

william h brown

welcome to

Westminster Crescent,Doncaster

ATTENTION INVESTORS! Situated in a popular location close to local amenities and excellent transport links, this three bedroom mid-terrace home is offered with no onward chain and benefits from front and rear gardens, a spacious lounge and a ground floor W.C. Opportunity to put your own stamp on!













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

Lounge
18' 11" x 10' 11" (5.77m x 3.33m)
A generous duel aspect lounge with a front facing double glazed window, laminate flooring, a central heating radiator and double glazed sliding doors to the garden.

Kitchen
13' 11" x 7' 4" (4.24m x 2.24m)
Fitted with a range of wall and base units with worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is tiling to the walls and floor, a rear facing double glazed window, downlights to the ceiling and access to the utility.

Utility
11' 1" x 6' 5" (3.38m x 1.96m)
With a door to the front and access to the ground floor W.C.

Ground Floor W.C
Fitted with a low flush W.C and a side facing obscured window.

First Floor Landing
With access to all three bedrooms and family shower room. There is a cupboard housing the wall mounted boiler.

Bedroom One
15' 7" x 10' 2" (4.75m x 3.10m)
With a front facing double glazed window and a central heating radiator.

Bedroom Two
12' 10" x 10' max (3.91m x 3.05m max)
With a rear facing double glazed window and a central heating radiator.

Bedroom Three
11' 1" x 7' 5" (3.38m x 2.26m)
With a front facing double glazed window and a central heating radiator.

Shower Room
Fitted with a low flush W.C, a wash hand basin and a walk-in shower. There is a rear facing obscured double glazed window, a heated towel rail and partial tiling to the walls.

Outside
To the front of the property there is a blockpaved driveway with a lawn to the side. To the rear the garden is mainly laid to lawn and features a patio area and fencing to the perimeter.

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.

welcome to

Westminster Crescent, Doncaster

- THREE BEDROOM MID-TERRACE
- IDEAL FOR AN INVESTOR OR FIRST TIME BUYER
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- FRONT AND REAR GARDENS
- SPACIOUS LOUNGE WITH SLIDING DOORS TO THE GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127422

The Property Ombudsman

Property Ref:
DCR127422 - 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 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.

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