

Crompton Avenue, Sprotbrough Doncaster

william h brown

welcome to

Crompton Avenue,Sprotbrough Doncaster

GUIDE PRICE £140,000-£150,000 A fantastic opportunity to acquire this two formerly three bedroom semi-detached property. Offering great scope for enhancement and modernisation, the home features a spacious lounge, a kitchen with rear diner and a generous rear garden. NO ONWARD CHAIN!













Entrance Hall
Welcoming entrance hall with stairs leading to the first floor and a central heating radiator.

Lounge
Positioned to the front of the property, this expansive lounge features a double glazed bay window creating a bright living area, a central heating radiator and useful understairs storage.

Dining Room
Conveniently situated adjacent to the kitchen, offering a versatile space for family dining and entertaining. There is a central heating radiator, decorative coving and a rear facing double glazed window.

Kitchen
Fitted with a range of wall and base units with worksurfaces housing the sink and drainer. There are side and rear facing double glazed windows, under counter space and plumbing for a washing machine, a gas cooker point and space for a free standing fridge and freezer. There is a central heating radiator and a door to the garden.

First Floor Landing
With a side facing obscured double glazed window and access to all bedrooms and family bathroom.

Bedroom One
Generous main double bedroom featuring a front facing double glazed window and central heating radiator.

Bedroom Two
Well proportioned second bedroom complete with a rear facing double glazed window, a central heating radiator and useful built in storage.

Bathroom
Family bathroom fitted with a three piece suite comprising a panelled bath, a wash hand basin and a low flush W.C. There is a rear facing double glazed window and a central heating radiator.

Outside
The front of the property features a gated and hard standing hedged front, whilst to the rear, is a generous garden space predominantly laid to lawn, offering an excellent outdoor area for families.

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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- GUIDE PRICE £140,000 TO £150,000
- TWO BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE WITH BAY WINDOW
- KITCHEN DINER CREATING AN OPEN FAMILY SPACE
- THREE-PIECE FAMILY BATHROOM SUITE

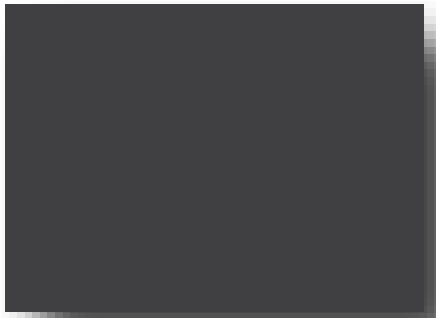
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£140,000-£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127368

The Property Ombudsman

Property Ref:
DCR127368 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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