



Pickle Grove, New Rossington Doncaster

welcome to

Pickle Grove, New Rossington Doncaster

This well-presented three bedroom mid-terraced home is ideal for first time buyers, investors and young families. Benefiting from a good sized modern breakfast kitchen, a rear aspect lounge, downstairs WC and off road parking.



Breakfast Kitchen

With a front facing composite door and a front facing double glazed window. Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker with cooker hood above, an integrated fridge-freezer and a breakfast bar. There is splashback tiling, spotlights to the ceiling, a central heating radiator, stairs which rise to the first floor landing and access to downstairs WC and lounge.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, plumbing for a washing machine and a front facing obscure double glazed window.

Lounge

With a rear facing bay with rear and side facing double glazed windows and rear facing French doors which lead out to the rear garden. There are two central heating radiators, spotlights to the ceiling and a useful understairs storage cupboard.

First Floor Landing

With access to the loft.

Bedroom One

With two rear facing double glazed windows and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower with screen. There is partial tiling to the walls and a heated towel rail.

Outside

The front of the property is block paved to provide off road parking whilst to the rear there is a low maintenance concrete patterned enclosed garden with garden shed and rear gate.

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.



view this property online williamhbrown.co.uk/Property/DCR126785



welcome to

Pickle Grove, New Rossington Doncaster

- POPULAR LOCATION
- MODERN ACCOMMODATION
- DOWNSTAIRS WC
- OFF STREET PARKING
- LOW MAINTENANCE REAR GARDEN

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

offers over
£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126785



Property Ref:
DCR126785 - 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