



Princess Street, Woodlands Doncaster



welcome to

Princess Street, Woodlands Doncaster

GUIDE PRICE £150,000-£160,000. Situated in this popular location is this fabulous well-presented three bedroom semi-detached family home, perfect for first time buyers and young families. The property has been renovated throughout and benefits from a generous rear garden and off road parking.



Entrance Hall

With a front facing door, stairs to the first floor, a central heating radiator and access into the lounge.

Lounge

With a front facing double glazed window, a central heating radiator, spotlights to the ceiling and a focal media wall with acoustic panelling and electric fire. Open plan access to the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is a rear facing double glazed window, tiled flooring, plinth feature lighting, spotlights to the ceiling, area for a dining table and chairs and access through to the rear hall.

Rear Hall

With a rear facing door to the garden and access to the ground floor WC and store.

Ground Floor W.C.

Fitted with a low flush WC, a central heating radiator and a side facing obscure double glazed window.

First Floor Landing

With access to the loft which is fully boarded.

Bedroom One

With a rear facing double glazed window and a built-in wardrobe with feature lighting and spotlights.

Bedroom Two

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

Bedroom Three

With a front facing double glazed window, a central heating radiator and a storage cupboard over the stairs.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a bath. There is feature lighting, downlights to the ceiling, an extractor fan, heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property is a low maintenance garden with a driveway providing off road parking whilst to the rear there is a generous enclosed lawned garden with decked patio, outside tap, power and access to the garden store.

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 £150,000-£160,000
- RENOVATED AND MODERNISED THROUGHOUT
- GENEROUS REAR GARDEN
- OFF STREET PARKING
- GOOD-SIZED KITCHEN

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

guide price

£150,000-£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127066 - 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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