



Tenter Road, Warmsworth DONCASTER



welcome to

Tenter Road, Warmsworth DONCASTER

GUIDE PRICE £210,000 - £230,000. Situated on an impressive corner plot with a spacious driveway and garage is this three bedroom semi-detached family home benefiting from two reception rooms, a contemporary kitchen, a bay fronted lounge and a privately enclosed rear garden.



Entrance Hall

With a front facing composite door with double glazed side panels, stairs which rise to the first floor landing and understairs storage with plumbing for a washing machine.

Lounge

18' 1" Into Bay x 11' 11" (5.51m Into Bay x 3.63m)

With a front facing bay fronted double glazed window, a central heating radiator, coving to the ceiling and a gas feature fireplace as the focal point of the room.

Kitchen

11' 5" x 10' 5" (3.48m x 3.17m)

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has space for a dryer, a wall mounted boiler, space for a fridge and freezer and an eye level electric oven and grill. There is complimentary splashback, laminate flooring throughout and two rear facing double glazed windows providing an open outlook onto the rear garden.

Dining Room

10' 1" x 9' (3.07m x 2.74m)

With laminate flooring, a central heating radiator and rear facing patio doors which lead out to the rear garden.

First Floor Landing

With a side facing double glazed window and coving to the ceiling.

Bedroom One

13' 6" Into Bay x 12' (4.11m Into Bay x 3.66m)

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

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)

With a rear facing double glazed window, a central heating radiator and a range of fitted wardrobes providing hanging and storage space.

Bedroom Three

7' 6" x 6' 5" (2.29m x 1.96m)

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

Bathroom

Fitted with a low flush WC, a hand wash basin and a paneled bath. There is tiling to the floor, partial tiling to the walls, a chrome heated towel rail, coving to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a generous lawned garden with a driveway providing off road parking and gives access to the garage. To the rear there is an enclosed garden with a pond, gravel patio areas and a garden store ideal for sheltered storage.

Store

8' 2" x 5' 1" (2.49m x 1.55m)

Provides a sheltered storage space.

Garage

With an up and over door.



view this property online williamhbrown.co.uk/Property/DCR124771



welcome to

Tenter Road, Warmsworth DONCASTER

- GUIDE PRICE £210,000 - £230,000.
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SITUATED ON AN IMPRESSIVE CORNER PLOT
- ENCLOSED GARDEN TO THE REAR
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND SPACIOUS GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£210,000-£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124771



Property Ref:
DCR124771 - 0004

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