

Woodlands Terrace,Edlington Doncaster

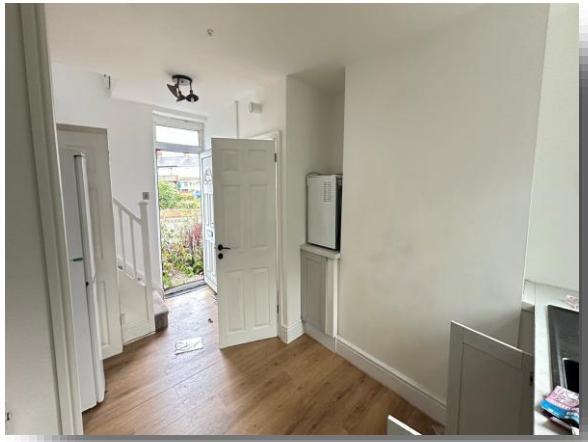
william h brown

welcome to

Woodlands Terrace,Edlington Doncaster

Offered to the market with no onward chain, this three bedroom semi-detached home is ideally situated close to a host of amenities and excellent transport links and is ideal for an investor or first time buyer. Benefiting from off road parking, a spacious duel aspect lounge and ground floor W.C.

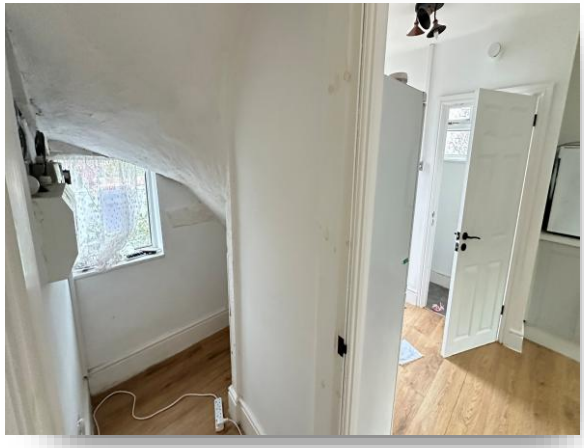












Entrance Hall
With a front facing sealed unit door and stairs which rise to the first floor landing.

Kitchen
17' x 12' 3" (5.18m x 3.73m)
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring electric hob with stainless steal extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is laminate flooring, two rear facing double glazed windows, a door to the rear garden, access to the ground floor W.C and a useful storage cupboard.

Ground Floor W.C
Fitted with a low flush W.C.

Lounge
16' 6" x 11' 4" (5.03m x 3.45m)
With front and rear facing double glazed windows, a central heating radiator and laminate flooring.

First Floor Landing
With access to all first floor bedrooms and family shower room.

Bedroom One
11' 5" x 8' 3" (3.48m x 2.51m)
With a front facing double glazed window and a central heating radiator.

Bedroom Two
10' 9" x 10' 9" (3.28m x 3.28m)
With a rear facing double glazed window and a central heating radiator.

Bedroom Three
11' 5" x 8' (3.48m x 2.44m)
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 on a vanity unit and shower cubical with shower. There is a cupboard housing the wall mounted boiler, a rear facing double glazed window and a central heating radiator.

Outside
To the front of the property there is an enclosed garden with a driveway to the side which intern leads to the garage. To the rear there is a mature garden with fencing to the perimeter.

Garage
Positioned to the rear of the property, featuring an up and over garage door.

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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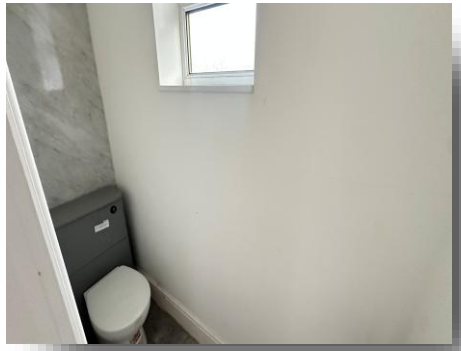
Woodlands Terrace, Edlington Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- POPULAR LOCATION
- SITUATED CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- IDEAL FOR AN INVESTOR OR FIRST TIME BUYER
- FRONT ASPECT LOUNGE

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

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127475

The Property Ombudsman

Property Ref:
DCR127475 - 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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