



Twigg Crescent, Armthorpe Doncaster



welcome to

Twigg Crescent, Armthorpe Doncaster

GUIDE PRICE £110,000-£115,000. Step into the one bedroom end-terraced home, a perfect opportunity for first time buyers or investors with close links to local amenities and transport links. Benefiting from off road parking and no onward chain.



Entrance Hall

With a front facing door, a central heating radiator and access through to through to the lounge.

Lounge

With front and side facing double glazed windows, a central heating radiator, coving to the ceiling, stairs which rise to the first floor landing and access through to the kitchen.

Kitchen

Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and space for a fridge-freezer. There is splashback tiling, a central heating radiator, a front facing double glazed window, spotlights to the ceiling and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin and extractor fan.

First Floor Landing

With a storage cupboard housing the water tank, a central heating radiator and access to the loft.

Bedroom

With front and side facing double glazed windows, a central heating radiator, bulk head for the stairs and fitted sliding mirrored wardrobes providing hanging and storage space.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is partial tiling to the walls, a central heating radiator, extractor fan and a front facing obscure double glazed window.

Outside

To the front of the property there is allocated parking.



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Twiggy Crescent, Armthorpe Doncaster

- GUIDE PRICE £110,000-£115,000
- WELL-PRESENTED THROUGHOUT
- IDEAL STARTER HOME
- POPULAR LOCATION
- NO ONWARD CHAIN

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

guide price

£110,000-£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126317 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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