

Edencroft Drive,Edenthorpe Doncaster

william h brown

welcome to

Edencroft Drive,Edenthorpe Doncaster

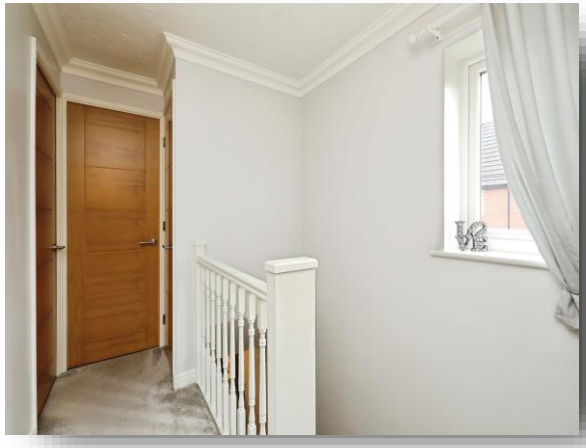
This well-presented three bedroom semi-detached home is situated on this popular development and has been upgraded throughout by the current vendor. The property has front and rear gardens and off road parking.













Entrance Hall
With a front facing sealed unit door.

Lounge
With a front facing double glazed window, a central heating radiator, coving to the ceiling, dado rail and a useful understairs storage cupboard.

Dining Kitchen
Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven and grill, plumbing for a dishwasher and washing machine and space for a fridge-freezer. There is complimentary tiling, a wall mounted boiler, downlights to the ceiling, a central heating radiator, a rear facing double glazed window and French doors giving access to the rear garden

First Floor Landing
With a side facing double glazed window and a useful storage cupboard.

Bedroom One
With a rear facing double glazed window, a central heating radiator with cover, coving to the ceiling, a central heating radiator and fitted wardrobes.

Bedroom Two
With a front facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Three
With a rear facing double glazed window, dado rail, coving to the ceiling and a central heating radiator.

Bathroom
Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap, shower attachment and screen. There is a side facing obscure double glazed window, partial tiling to the walls and a heated towel rail.

Outside
To the front of the property there is lawned garden with block paved pathway and shrubs and plants to borders. There is a parking space providing off road parking. To the rear of the property there is an enclosed lawned garden with block paved patio area, garden shed and shrubs and plants to the borders.

Agent's Note
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Notes
Please note that the AML fee covers 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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- ATTRACTIVE LOUNGE
- DINING KITCHEN WITH FRENCH DOORS TO REAR GARDEN
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- IDEAL FOR FIRST TIME BUYERS AND YOUNG FAMILIES

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

offers in the region of

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126011

The Property Ombudsman

Property Ref:
DCR126011 - 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.

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