

**Kings Crescent, Edlington DONCASTER** 

## welcome to

# **Kings Crescent, Edlington DONCASTER**

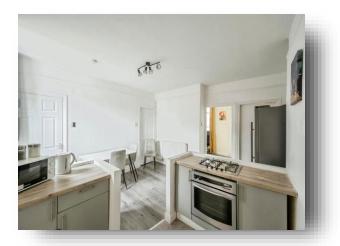
Available with no onward chain is this three bedroom mid-terraced property with a well-presented kitchen diner and a downstairs bathroom. Situated close to a host of local amenities and transport links.

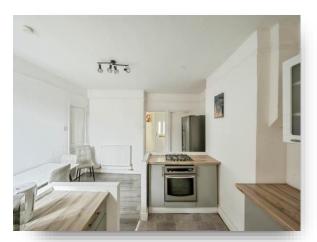












#### Lounge

13' 3" x 9' 6" ( 4.04m x 2.90m )

With a front facing upvc double glazed door, a front facing double glazed window, a central heating radiator and decorative picture rail.

#### **Kitchen Diner**

13' 3" x 12' 7" ( 4.04m x 3.84m )

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the four ring gas hob. The kitchen has an electric oven, two built-in storage cupboards, decorative picture rail, a central heating radiator, laminate and vinyl flooring. There is a door giving access to the stairs and access to the utility room.

### **Utility Room**

7' 7" x 5' 1" ( 2.31m x 1.55m )

With a side facing double glazed window and door. Fitted with wall and base units with work surfaces housing the stainless steel sink with mixer tap. There is splashback tiling, a central heating radiator, vinyl flooring and under counter space and plumbing for a washing machine. There is access to the downstairs bathroom.

#### **Downstairs Bathroom**

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is vinyl flooring, partial tiling to the walls and a central heating radiator.

## **First Floor Landing**

With access to the loft.

## **Bedroom One**

13' 4" x 9' 9" ( 4.06m x 2.97m )

With a rear facing double glazed window, a central heating radiator, wall mounted boiler and a built-in storage cupboard.

### **Bedroom Two**

13' 11" x 8' 2" ( 4.24m x 2.49m )

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

#### **Bedroom Three**

9' 8" x 8' (2.95m x 2.44m) With a front facing double glazed window and a central heating radiator.

#### Outside

To the front of the property there is an enclosed lawned garden whilst to the rear of the property there is a lawned garden with rear access gate and a brick built store.





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## **Kings Crescent, Edlington DONCASTER**

- THREE BEDROOM MID-TERRACED HOME
- ATTRACTIVE LOUNGE
- SPACIOUS KITCHEN DINER
- **DOWNSTAIRS BATHROOM**
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £80,000







Staveley St Duke's Cres Main Ave Coople Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: DCR124233 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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