



Gladstone Road, Hexthorpe Doncaster

welcome to

Gladstone Road, Hexthorpe Doncaster

Guide price £85,000-£95,000. This two bedroom mid-terraced family home is offered to the market with no onward chain. The property benefits from two reception rooms, a garage to the rear and is ideally situated within easy reach of Doncaster City Centre and a wide range of local amenities.



Entrance Hall

Accessed from the entrance porch, there is a central heating radiator, stairs which rise to the first floor landing and access into the lounge.

Lounge

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

Dining Room

With a rear facing double glazed window, a central heating radiator and a feature fireplace. A door gives access to the cellar.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 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 washing machine and space for an under counter fridge. There is a rear facing double glazed window, a central heating radiator, complimentary splashback tiling and a side door to the rear garden.

First Floor Landing Bedroom One

With a rear facing double glazed window, a storage cupboard, a central heating radiator and access to the family bathroom.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Two

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

Outside

To the rear, there is an enclosed lawned garden with a range of mature shrubs and plants. The rear garden also benefits from an outside tap and provides access to the W.C. and store/garage.

Store / Garage

Positioned to the rear with a rear facing door to the service lane and a side door to the garden.

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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Gladstone Road, Hexthorpe Doncaster

- GUIDE PRICE £85,000-£95,000
- TWO BEDROOM MID-TERRACED
- POPULAR LOCATION
- CLOSE TO A HOST OF SHOPS, SCHOOLS AND EXCELLENT TRANSPORT CONNECTIONS
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£85,000-£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126943 - 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.

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