



Shining Cliff Court, Bawtry DONCASTER DN10 6SW

 **william
h brown**

welcome to

Shining Cliff Court, Bawtry DONCASTER

Recently improved Semi Detached property located to a lovely setting with views of a central green space. Ready to move straight in the property has been upgraded recently. Viewing by appointment only.



Entrance Hall

With a laminate style floor, stairs leading to the first floor and a useful understairs storage cupboard. Central heating radiator and a front facing modern entrance door.

Cloakroom

With a low flush wc and wash hand basin.

Kitchen

11' 11" x 8' 9" (3.63m x 2.67m)

Upgraded in the last couple of years with a modern range of units to both wall and base with quartz style worksurface adding to the contemporary feel. Appliances comprise of an integrated dishwasher, fridge freezer and an electric hob with an extractor fan above, electric oven and wine cooler.

Lounge

15' 7" x 10' 6" (4.75m x 3.20m)

French doors lead out to the garden, panelling to one feature wall and a tv aerial. Laminate style flooring and a central heating radiator.

First Floor

Landing with loft access, storage cupboard and an overstairs cupboard.

Bedroom One

13' 4" x 8' 9" into alcove (4.06m x 2.67m into alcove)

Double Room - With a front facing double glazed window, laminate style floor and a central heating radiator.

Bedroom Two

12' 11" x 8' 3" (3.94m x 2.51m)

Double Room - With a rear facing double glazed window, laminate style floor.

Bedroom Three

9' 4" x 7' (2.84m x 2.13m)

Laminate style floor and a rear facing double glazed window, central heating radiator.

Bathroom

With a front facing obscured double glazed window, bathroom suite comprising of a bath with shower above, wc and basin. Recessed lights to the ceiling, heated towel rail and tiles to the splashbacks.

External

At the front of the property there is an open plan lawned garden, with a covered porch above the entrance door.

Driveway to the side giving space for off street parking and a wooden gate leading into the rear. Gated to the rear where there is a paved garden which is tiered to enjoy the sunny aspect, outside tap.

Agent Note

The sale of this Property is subject to letters of administration. Please seek an update from the Branch with regards to the potential timeframes involved.

Land Registry currently holds a leasehold title associated with this property. The seller has advised that the Freehold title to the property was purchased some time ago. Confirmation is awaited, please enquire with the branch at point of interest.



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welcome to

Shining Cliff Court, Bawtry DONCASTER

- Semi Detached Property
- Modern Kitchen, Lounge
- Three Bedrooms
- Bathroom & Cloakroom
- Gardens to Front & Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£235,000



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Property Ref:
BWY108007 - 0007

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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.



Please note the marker reflects the postcode not the actual property

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