



Chestnut Avenue, New Rossington Doncaster



welcome to

Chestnut Avenue, New Rossington Doncaster

Available with no onward chain is this three bedroom semi-detached home, situated in the popular location of Rossington with close links to the Great Yorkshire Way, M18 and M180 motorway network. Benefiting from gated off road parking, a lounge and dining room.



Entrance Hall

With a front facing sealed unit door with double glazed side panels, a central heating radiator and stairs which rise to the first floor.

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 space for a cooker with cooker hood above, plumbing for a washing machine and space for white goods. There is coving to the ceiling, a central heating radiator, partial tiling, an understairs storage cupboard, rear and side facing double glazed windows and doors giving access to the dining room.

Dining Room

With tiled flooring, dado rail and a rear facing door leading out to the rear garden. An open arch leads through to the lounge.

Lounge

With a front facing double glazed bowed window, a central heating radiator, coving to the ceiling, dado rail and two wall light points.

First Floor Landing

With a side facing double glazed window, loft hatch and a useful storage cupboard.

Bedroom One

With a front facing double glazed window, a central heating radiator, storage cupboard and fitted sliding mirrored wardrobes.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and storage cupboard.

Bedroom Three

With a front facing double glazed window, a central heating radiator and bulk head for the stairs with storage above.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a panelled bath. There is splashback tiling, coving to the ceiling, a central heating radiator, rear and side facing obscure double glazed windows.

Outside

To the front of the property there is a lawned garden with gated off road parking. To the rear of the property there is an enclosed lawned garden with patio area, outside tap and shed.



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Chestnut Avenue, New Rossington Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- BAY FRONTED LOUNGE
- DINING ROOM
- GOOD SIZED KITCHEN
- IN NEED OF MODERNISATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126638 - 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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