



Castle Avenue, Rossington Doncaster



welcome to

Castle Avenue, Rossington Doncaster

This beautifully presented three bedroom semi-detached home is situated in this popular sought after location and is ideal for first time buyers or young families. The property benefits from front and rear landscaped gardens, off road parking and a shower room to the first floor.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

Lounge

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

Dining Kitchen

With a rear facing double glazed window and French doors which lead out to the rear garden. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The room benefits from complimentary splashback tiling, a gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is tiled flooring, a central heating radiator and space for a dining table and chairs.

First Floor Landing

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

With a front facing obscure double glazed window. Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is tiled flooring, downlights to the ceiling, a heated towel rail and an extractor fan.

Outside

To the front of the property there is a landscaped garden with a driveway providing ample off road parking. To the rear there is an enclosed lawned garden with patio area and fencing to the perimeter providing a private setting.



view this property online williamhbrown.co.uk/Property/DCR125705



welcome to

Castle Avenue, Rossington Doncaster

- GUIDE PRICE £185,000-£195,000
- ATTRACTIVE LOUNGE
- DINING KITCHEN
- IDEAL FOR A FIRST TIME BUYER
- LANDSCAPED GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£185,000-£195,000



view this property online williamhbrown.co.uk/Property/DCR125705

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.



Property Ref:
DCR125705 - 0004

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



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk