



**Church Road, Edlington Doncaster**



**welcome to**

**Church Road,Edlington Doncaster**

This well-presented three bedroom mid-terrace offers spacious accommodation featuring an open plan lounge kitchen-diner, utility room and a low-maintenance rear garden with workshop/garage. The property is ideal for first time buyers or investors.



### **Lounge**

Entered via a upvc double glazed front door, the lounge features a front facing upvc double glazed bay window, radiator and staircase to the first floor. The lounge opens into the kitchen/diner, creating a bright, open-plan living space.

### **Kitchen Diner**

Fitted with base units, worktop and twin-bowl sink with mixer tap. Space for fridge-freezer and gas range cooker. Rear-facing upvc double glazed window, radiator and open plan access to the utility room.

### **Utility Room**

Wall mounted gas combination boiler, tiled flooring, and upvc double glazed door to the rear garden. Provides practical storage and laundry space.

### **Ground Floor Bathroom**

Three piece suite with panelled bath and shower over, pedestal wash hand basin, and low level WC. Full-height tiling, radiator, heated towel rail, extractor fan, and tiled flooring.

### **First Floor Landing**

Provides access to loft space.

### **Bedroom One**

Front facing upvc double glazed window and radiator.

### **Bedroom Two**

Rear facing upvc double glazed window and radiator.

### **Bedroom Three**

Rear facing upvc double glazed window, radiator and white-washed floorboards.

### **Outside**

Front

Enclosed garden with brick wall boundaries and flower beds.

Rear

Low-maintenance enclosed yard, pedestrian access to rear road and workshop/garage, offering excellent storage or potential workspace.



***view this property online*** [williamhbrown.co.uk/Property/DCR125246](http://williamhbrown.co.uk/Property/DCR125246)



welcome to

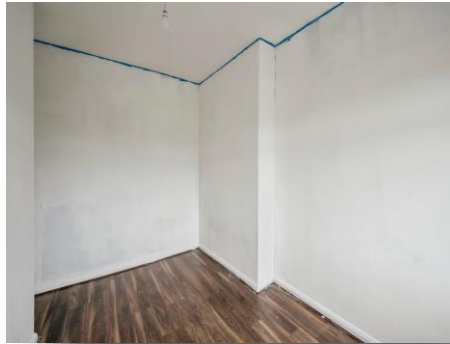
## Church Road, Edlington Doncaster

- NO ONWARD CHAIN
- OPEN-PLAN LOUNGE / KITCHEN-DINER
- UTILITY ROOM & GROUND FLOOR BATHROOM
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- RENTAL POTENTIAL OF £700 PCM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£90,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR125246](http://williamhbrown.co.uk/Property/DCR125246)



Property Ref:  
DCR125246 - 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.

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.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**