



Ennis Crescent, Intake Doncaster

welcome to

Ennis Crescent, Intake Doncaster

Situated in this popular location, close to a host of local amenities and excellent transport links, is this well presented three bedroom detached bungalow. The property benefits from front and rear gardens, off-road parking and a garage. Ideal for those seeking convenient ground floor living.



Entrance Hall

With a side facing sealed unit door and a central heating radiator.

Lounge

With front and side facing double glazed windows, a wall mounted electric coal effect fire and a central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is an electric cooker point, plumbing for a washing machine, space for a fridge freezer and a cupboard housing the gas central heating boiler. There is a side facing double glazed window and a further side facing sealed unit door to the garden.

Bedroom One

A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Two

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

Bedroom Three

A versatile room which could cater as a further reception room or home office. There is a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a pea shaped bath with shower over. There is a side facing obscured double glazed window, a heated towel rail and partial tiling.

Outside

To the front of the property is a driveway which in turn leads to the garage. To the rear, the garden is mainly laid to lawn and enclosed by a variety of mature shrubs and plants to the borders.

Garage

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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- GUIDE PRICE £225,000-£250,000
- THREE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES
- DINING KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£225,000-£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127203 - 0003

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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