



Sandy Lane, Belle Vue Doncaster

welcome to

Sandy Lane, Belle Vue Doncaster

GUIDE PRICE £170,000-£180,000. This spacious three double bedroom family home is situated in this popular location towards the end of a cul-de-sac with close links to local amenities, Doncaster Dome and excellent transport links. The property has off road parking and a garage.



Entrance Porch

With a front facing double glazed window, a side facing sealed unit door, tiled flooring and a further door giving access to the entrance hall.

Entrance Hall

With tiled flooring, a central heating radiator and a useful understairs storage cupboard.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with splashback tiling and a front facing obscure double glazed window.

Lounge Dining Room

With two sets of rear facing double glazed patio doors leading out to the rear garden. There is engineered oak flooring, two central heating radiators and a feature fireplace housing the gas coal effect fire.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas cooker point, plumbing for a washing machine and space for a fridge-freezer. There is complimentary tiling, tiled flooring, front and side facing double glazed windows and a side facing sealed unit door.

First Floor Landing

With access to the loft.

Bedroom One

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, bamboo flooring, a useful storage cupboard and wardrobes.

Bedroom Two

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

Bedroom Three

With a front facing double glazed window and a

central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a corner bath with shower over. There is complimentary tiling, a central heating radiator and a front facing obscure double glazed window.

Outside

To the front of the property there is an enclosed lawned garden with a driveway to the side providing ample off road parking with secure gates which continue and lead to the side of the property where the driveway extends which in-turn leads to the garage. To the rear of the property there is a good sized enclosed lawned garden with patio area, pergola, various trees, store and a garden shed.

Garage

With an up and over door and a courtesy door to the garden.

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.



view this property online williamhbrown.co.uk/Property/DCR127012



welcome to

Sandy Lane, Belle Vue Doncaster

- GUIDE PRICE £170,000-£180,000
- SPACIOUS LOUNGE DINING ROOM
- BREAKFAST KITCHEN
- DOWNSTAIRS WC
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£170,000-£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127012



Property Ref:
DCR127012 - 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.

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



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



williamhbrown.co.uk