

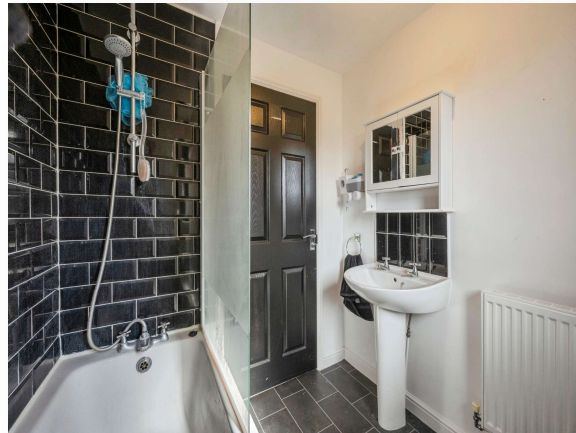


Sharleston Drive, Stainforth Doncaster DN7 5PU

welcome to

Sharleston Drive, Stainforth Doncaster

Attention First Time Buyers! Sharleston Drive is a fantastic opportunity to get on the property ladder- a 3 bed detached with off road parking, enclosed rear garden, a kitchen diner and a cozy lounge. A perfect place to call your own! Get in touch today to arrange your viewing!



Lounge

14' 6" x 14' 6" max (4.42m x 4.42m max)

Comprising of a front facing double glazed window, a central heating radiator, a storage space and laminate floor covering.

Cloakroom

Comprising of a WC, wash hand basin, tiled floor covering and a central heating radiator.

Kitchen

14' 6" x 9' 6" (4.42m x 2.90m)

The fitted kitchen, including both wall and base units, features an oven and hob, a sink and drainer unit and rear facing French doors. The kitchen also includes a tiled splash back, a rear facing double glazed window and a central heating radiator.

Bedroom One

12' 8" into recess x 8' 2" (3.86m into recess x 2.49m)

Including a front facing double glazed window, a central heating radiator and carpet floor covering.

Bedroom Two

11' 5" max x 8' 2" (3.48m max x 2.49m)

Featuring a rear facing double glazed window, carpet floor covering and a central heating radiator.

Bedroom Three

11' 5" x 8' 2" (3.48m x 2.49m)

Comprising of a rear facing double glazed window, a central heating radiator and carpet floor covering.

Bathroom

Comprising of a WC, wash hand basin, a shower over the bath, a rear facing double glazed window, a central heating radiator and partial tiling where visible.

Rear Garden

Including an astroturf area and a paved area.

Garage

Featuring an outdoor tap and an electric supply.



view this property online williamhbrown.co.uk/Property/HTF106222



welcome to

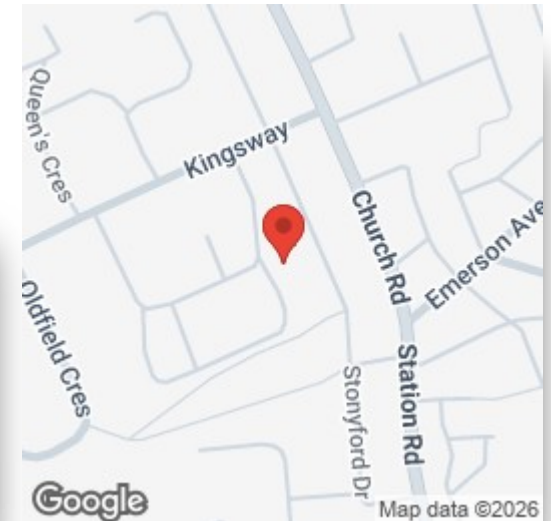
Sharleston Drive, Stainforth Doncaster

- £165,000 - £170,000
- A Must View Property
- Three Bedroom Detached
- Off Street Parking & Garage
- Desirable Plot Position

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

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HTF106222



Property Ref:
HTF106222 - 0008

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 842999



Hatfield@williamhbrown.co.uk



1 Station Road, Hatfield, DONCASTER, South
Yorkshire, DN7 6QD



williamhbrown.co.uk