

Norfolk Road, Bircotes Doncaster DN11 8AT

william h brown

welcome to

Norfolk Road, Bircotes Doncaster

IDEAL FIRST TIME BUY. Fantastic SEMI DETACHED HOME offering THREE BEDROOMS in popular BIRCOTES! SPACIOUS ACCOMMODATION, DRIVEWAY plus FRONT and REAR GARDENS. Call us today to arrange your viewing!













Ground Floor Accommodation

Entrance Hall
Accessed via main entrance door, this entrance hall has a central heating radiator and houses the stairs leading to the first floor accommodation.

Lounge
Good sized lounge area having double glazed sliding patio doors, coving to the ceiling, central heating radiator and electric fire with back hearth and surround.

Dining Area
Light and bright dining area with a large front facing double glazed bay window, coving to the ceiling and central heating radiator.

Kitchen
Fitted with a range of wall and base units, complimentary worktops and inset stainless steel 1 1/2 bowl sink and drainer, the family kitchen benefits from an integrated fridge freezer, oven and hob plus offers space for a washing machine. There are two side facing double glazed windows, a side entrance door and coving to the ceiling.

Shower Room
Downstairs shower room fitted with an electric shower, wc and wash hand basin. Having a side facing double glazed window with obscure glass, part tiled walls and central heating radiator.

First Floor Accommodation

Landing

Bedroom One
Double bedroom having a rear facing double glazed window and central heating radiator.

Bedroom Two
Double bedroom having front facing double glazed window and central heating radiator.

Bedroom Three
Single bedroom having a rear facing double glazed window and central heating radiator.

Bathroom
Family bathroom fitted with a bath with electric shower overhead, wc and wash hand basin. Central heating radiator. tiling to the walls and a front facing window with obscure glass.

External
The property is set back from the road behind a walled front garden and double wrought iron gates giving access to the driveway providing off road parking. To the rear is a generous garden enclosed by timber fencing and having a grassed lawn, decorative pebbled areas and a colourful array of plants and shrubs. A beautiful space to enjoy during the summer months, offering a high degree of privacy.

Storage Garage

Agents Notes
It is our understanding that the property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.
This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.
Please note that the AML fee covers 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.

welcome to

Norfolk Road, Bircotes Doncaster

- Well Presented Semi-Detached House
- Open Plan Lounge/Dining Room
- Downstairs Shower Room and First Floor Bathroom
- Three Bedrooms
- Front and Rear Gardens

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

offers in the region of

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108361

The Property Ombudsman

Property Ref:
BWY108361 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01302 710735

Bawtry@williamhbrown.co.uk

38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE

williamhbrown.co.uk