Stonecross Drive, Sprotbrough Doncaster

william h brown

welcome to

Stonecross Drive, Sprotbrough Doncaster

A charming three bedroom semi-detached family property perfectly situated in the heart of Sprotbrough village, offering immense potential for buyers to modernise and create their dream home. The accommodation features two spacious reception rooms, a rear aspect kitchen and a generous rear garden.

Entrance Porch
With front facing double glazed French doors and a further door with side panels giving access to the entrance hall.

Entrance Hall
Welcoming entrance hallway accessed via the front entrance door, featuring understairs storage with a central heating radiator and stairs rising to the first floor.

Lounge
A bright and generous main reception room with three double glazed windows to the front elevation, central heating radiator, coving to the ceiling and a feature gas fire.

Dining Room
A versatile formal dining room positioned to the rear of the property, featuring a central heating radiator, coving to the ceiling and rear facing patio doors leading out to the garden.

Kitchen
A detailed fitted kitchen featuring a range of wall and base units with work surfaces housing the sink and drainer unit with mixer tap. The kitchen has a gas hob with oven below, plumbing for washing machine, space for fridge, a useful pantry storage cupboard, rear aspect double glazed window overlooking the garden, central heating radiator, splashback tiling and a side access door leading out to the driveway.

First Floor Landing
With loft access hatch, a side aspect double glazed window and central heating radiator.

Bedroom One
A spacious primary bedroom with a central heating radiator, coving to the ceiling and three front aspect double glazed windows.

Bedroom Two
A well-proportioned second double bedroom featuring a double glazed window to the rear elevation, built-in wardrobe storage and a central heating radiator.

Bedroom Three
A practical third bedroom currently featuring a fitted desk unit, wall shelves, a central heating radiator and a front aspect double glazed window.

Bathroom
A three piece family bathroom suite comprising of a panelled bath with shower over, a pedestal wash hand basin and low-level WC. Features tiled splashbacks, obscure rear aspect double glazed window and a central heating radiator.

Outside
To the front of the property is a lawned garden area alongside a private driveway providing off street parking which leads to the garage. To the rear is a generous enclosed garden mainly laid to lawn with patio space.

Garage
A single garage/outbuilding located to the side/rear, providing useful outdoor storage space.

Agent's Note
Please note the property is sold as seen and we advise any potential buyers to test any services.

The vendor has made us aware the garage roof is asbestos.

Agent's Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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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- THREE BEDROOM SEMI-DETACHED HOME IN SPROTBROUGH VILLAGE
- NO ONWARD CHAIN
- TWO GENEROUS SEPARATE RECEPTION ROOMS
- REAR ASPECT KITCHEN WITH PANTRY
- EXCELLENT POTENTIAL TO MODERNISE & PERSONALISE

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

£240,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122082

The Property Ombudsman

Property Ref:
DCR122082 - 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.

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