



**Stretton Street, Adwick-Le-Street Doncaster**



**welcome to**

**Stretton Street, Adwick-Le-Street Doncaster**

LEGAL FEES PAID UP TO £1300 PLUS VAT,T&C'S APPLY.PROFESSIONAL PHOTOGRPAHY COMING SOON This stylish four bedroom townhouse offers well-maintained contemporary living throughout and benefits from off street parking, downstairs WC and master bedroom with en-suite shower room.Ideal for growing families!



### **Important Notice**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### **Legal Fees Paid T&c's**

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

### **Entrance Hall**

With a front facing double glazed composite door, a central heating radiator and access to the WC.

### **Cloakroom**

Housing the boiler.

### **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin, extractor fan and a central heating radiator.

### **Lounge**

16' 3" x 10' 9" ( 4.95m x 3.28m )

With rear facing French doors which lead out to the rear garden and a central heating radiator.

### **Kitchen**

15' 5" x 9' 4" ( 4.70m x 2.84m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a ceramic hob with extractor above, an electric oven and an integrated dishwasher, washing machine and a fridge-freezer. There is a central heating radiator, splashback tiling, tiled flooring and a front facing double glazed window

### **First Floor Landing**

With an airing cupboard which houses the water tank.

### **Bedroom Two**

11' 6" x 9' 5" ( 3.51m x 2.87m )

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

### **Bedroom Three**

10' 8" x 9' 5" ( 3.25m x 2.87m )

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

### **Bedroom Four**

9' 4" x 7' 1" ( 2.84m x 2.16m )

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

### **Bathroom**

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

### **Second Floor Bedroom One**

20' 3" x 10' 11" ( 6.17m x 3.33m )

With a front facing double glazed dormer window, fitted wardrobes, a central heating radiator and eave storage.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is a central heating radiator and a rear facing double glazed skylight window.

### **Outside**

To the front of the property there is a driveway providing off road parking for two cars whilst to the rear there is a low maintenance artificial lawned garden with patio and seating area.



**view this property online** [williamhbrown.co.uk/Property/DCR126420](http://williamhbrown.co.uk/Property/DCR126420)



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## **Stretton Street, Adwick-Le-Street Doncaster**

- PROFESSIONAL PHOTOGRAPHY COMING SOON
- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY
- MODERNISED AND WELL-PRESENTED THROUGHOUT
- LANDSCAPED LOW MAINTENANCE REAR GARDEN AND OFF STREET PARKING
- CLOSE TO A RANGE OF SCHOOLS, TRANSPORT LINKS AND AMENITIES

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126420 - 0002

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.



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