

Chestnut Avenue, New Rossington Doncaster

william h brown

welcome to

Chestnut Avenue,New Rossington Doncaster

This spacious three bedroom semi-detached property is offered to the market with no onward chain and benefits from front and rear gardens, off-road parking, a spacious lounge and a dining kitchen. Well presented throughout, the property is ideally suited to first-time buyers, families, or investors!













Entrance Hall
With a front facing sealed unit door, a central heating radiator, a front facing double glazed window and stairs which rise to the first floor landing.

Lounge
With a front facing double glazed window, a fireplace and a central heating radiator.

Kitchen Diner
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for as fridge freezer. There is complimentary splashback tiling, a central heating radiator, rear and side facing double glazed windows and a door to the rear garden. There is ample space for a dining table and chairs and a useful understairs storage cupboard.

First Floor Landing
With a side facing double glazed window and a useful storage cupboard.

Bedroom One
With a front facing double glazed window, a central heating radiator and a storage cupboard.

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

Bedroom Three
With a front facing double glazed window and a central heating radiator.

Bathroom
Fitted with a low flush W.C, a wash hand basin and a paneled bath with shower over. There are rear and side facing obscured double glazed windows, a heated towel rail and tiling to the walls and floor.

Outside
To the front of the property there is a lawned garden with mature shrubs and plants to the boarders, there is a driveway to the side which offers ample off road parking. To the rear the garden is mainly laid to lawn with fencing to the perimeter, a garden shed and a patio area.

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.

welcome to

Chestnut Avenue, New Rossington
Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- OFF ROAD PARKING

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

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127413

The Property Ombudsman

Property Ref:
DCR127413 - 0004

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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