



Shining Cliff Court, Bawtry DONCASTER DN10 6SW

welcome to

Shining Cliff Court,Bawtry DONCASTER

Recently improved Semi Detached property located to a lovely setting with views of a central green space. Ready to move straight in the property has been upgraded recently. Viewing by appointment only.



Entrance Hall

With a laminate style floor, stairs leading to the first floor and a useful understairs storage cupboard. Central heating radiator and a front facing modern entrance door.

Cloakroom

With a low flush wc and wash hand basin.

Kitchen

11' 11" x 8' 9" (3.63m x 2.67m)

Upgraded in the last couple of years with a modern range of units to both wall and base with quartz style worksurface adding to the contemporary feel. Appliances comprise of an integrated dishwasher, fridge freezer and an electric hob with an extractor fan above, electric oven and wine cooler.

Lounge

15' 7" x 10' 6" (4.75m x 3.20m)

French doors lead out to the garden, panelling to one feature wall and a tv aerial. Laminate style flooring and a central heating radiator.

First Floor

Landing with loft access, storage cupboard and an overstairs cupboard.

Bedroom One

13' 4" x 8' 9" into alcove (4.06m x 2.67m into alcove)

Double Room - With a front facing double glazed window, laminate style floor and a central heating radiator.

Bedroom Two

12' 11" x 8' 3" (3.94m x 2.51m)

Double Room - With a rear facing double glazed window, laminate style flooring.

Bedroom Three

9' 4" x 7' (2.84m x 2.13m)

Laminate style floor and a rear facing double glazed window, central heating radiator.

Bathroom

With a front facing obscured double glazed window, bathroom suite comprising of a bath with shower above, wc and basin. Recessed lights to the ceiling, heated towel rail and tiles to the splashbacks.

External

At the front of the property there is an open plan lawned garden, with a covered porch above the entrance door.

Driveway to the side giving space for off street parking and a wooden gate leading into the rear. Gated to the rear where there is a paved garden which is tiered to enjoy the sunny aspect, outside tap.

Agent Note

The sale of this Property is subject to letters of administration. Please seek an update from the Branch with regards to the potential timeframes involved.

Land Registry currently holds a leasehold title associated with this property. The seller has advised that the Freehold title to the property was purchased some time ago. Confirmation is awaited, please enquire with the branch at point of interest.

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.



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welcome to

Shining Cliff Court, Bawtry DONCASTER

- Semi Detached Property
- Modern Kitchen, Lounge
- Three Bedrooms
- Bathroom & Cloakroom
- Gardens to Front & Rear

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

offers in the region of

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108007 - 0009

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.

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