

Aldesworth Road,Doncaster

william h brown

welcome to

Aldesworth Road,Doncaster

Situated in this popular location, this well presented three bedroom semi-detached home benefits from enclosed front and rear gardens, a duel aspect lounge, a dining room and a kitchen. Ideal for first time buyers or investors! Opportunity to put your own stamp on.













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

Lounge
12' 6" x 21' 7" (3.81m x 6.58m)
With a spacious duel aspect lounge with front and rear facing double glazed windows, two central heating radiators, coving to the ceiling and a feature coal effect fireplace to the focal point of the room.

Dining Room
9' 11" x 8' 11" (3.02m x 2.72m)
With a rear facing double glazed window, a central heating radiator, a rear facing door to the garden, a useful storage cupboard and laminate flooring.

Kitchen
10' x 6' 5" (3.05m x 1.96m)
Fitted with a range of wooden wall and base units with coordinating worksurfaces housing the stainless sink and drainer with mixer tap. There is a four ring gas hob with extractor above, complimentary splashback tiling, an electric oven and grill, and plumbing for a washing machine. There is a front facing double glazed window and tiling to the floor.

First Floor Landing
With a useful storage cupboard.

Bedroom One
12' 8" x 11' 2" (3.86m x 3.40m)
With a front facing double glazed window, a central heating radiator, a storage cupboard and coving to the ceiling.

Bedroom Two
15' 11" x 8' 4" (4.85m x 2.54m)
With a rear facing double glazed window, a central heating radiator and access to the loft via the hatch.

Bedroom Three
11' 1" x 6' 9" (3.38m x 2.06m)
With a useful storage cupboard, a front facing double glazed window and a central heating radiator.

Shower Room
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a walk-in shower. There is tiling to the walls and floor, a rear facing obscured double glazed window and a central heating radiator.

Outside
To the front of the property is a beautifully maintained enclosed garden, predominantly laid to lawn and enhanced by a variety of mature shrubs and planting to the borders, with a pathway leading to the entrance door. To the side, a shared driveway provides ample off-road parking and leads to the garage. The rear garden is mainly laid to lawn and features a patio seating area, a garden shed and secure fencing to the perimeter.

Garage
Positioned to the rear with an up and over door.

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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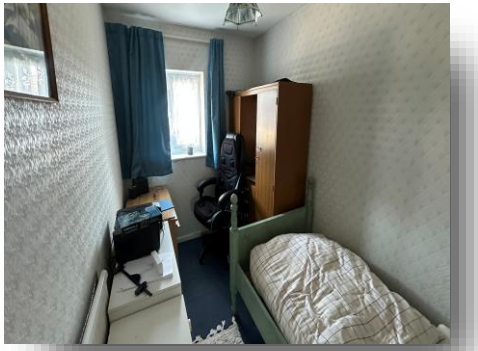
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- WALKING DISTANCE TO CANTLEY PARK AND A RANGE OF AMENITIES
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- LOUNGE AND DINING ROOM
- SHARED SIDE DRIVEWAY OFFERING AMPLE OFF ROAD PARKING

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

£160,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127434 - 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.

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