



**Fulwood Place, Bircotes Doncaster DN11 8GD**



**welcome to**

**Fulwood Place, Bircotes Doncaster**

Modern Semi Detached Home ready to move straight in giving a great starter home, manageable for downsizing or even a Buy To Let with a great yield, Viewings are recommended to appreciate the location and all the amenities that are available to a purchaser all within a short walk. Don't Delay !



**Entrance Hall**

With a front facing entrance door leading into the property, central heating radiator.

**Cloakroom**

With a side facing obscure double glazed window, low flush wc and a wash hand basin, central heating radiator.

**Lounge**

Having both front and side facing double glazed windows with shutters and a central heating radiator.

**Kitchen**

With a range of wall and base units with coordinating worksurfaces and upstand. Stainless steel sink unit and drainer. Integrated gas hob with extractor fan above, electric oven and space for both a washer and dishwasher and a fridge freezer. Storage cupboard, recessed lights to the ceiling, central heating radiator and a rear facing window and door out to the garden.

**First Floor**

Loft access and a central heating radiator.

**Bedroom One**

Double Room: With a front facing double glazed window with shutters, wall lights and a central heating radiator.

**Bedroom Two**

Useful storage cupboard and a rear facing double glazed window, central heating radiator.

**Bathroom**

Bathroom suite comprising of a wc, basin and a shower cubicle with a shower inset. Tiling to the splashbacks and recessed lights to the ceiling, central heating radiator.

**External**

To the front of the property is a driveway for parking for a couple of vehicles, gravelled feature area to the front.

Gated at the side leading through into the rear garden where you will find a lawned garden and a paved seating area. Shrubs and plants to the borders, external water supply.

**Agents Note**

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

We are advised by the vendor that a management charge of £91.62 plus vat per annum is payable for the upkeep of communal areas, drainage system and pump.



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## Fulwood Place, Bircotes Doncaster

- Modern Development, Great Location
- Well Maintained Semi Detached
- Lounge
- Breakfast Kitchen
- Two Double Bedrooms

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

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108065 - 0004

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