

Suffolk Road,Bircotes Doncaster DN11 8BD

william
h brown

welcome to

Suffolk Road,Bircotes Doncaster

ATTENTION FIRST TIME BUYERS and INVESTORS! - Available with NO ONWARD CHAIN, three bedroom semi-detached with GENEROUS REAR GARDEN. A must see property ready to put your own stamp on. Call to arrange your viewing today!













Ground Floor Accommodation

Lounge
Dual aspect main reception room making a light and bright space to relax. Front and rear facing double glazed windows, coving to the ceiling and a central heating radiator.

Breakfast Kitchen
Fitted with a modern range of units with worktop over, incorporating a breakfast bar and inset sink with drainer. Benefitting from an integrated gas hob, electric oven, dishwasher and fridge freezer. Front and side facing double glazed windows, two central heating radiators, recessed lights, wine wrack and tiling to the floor.

Cloakroom
Fitted with a WC and a rear facing double glazed window with obscure glass.

First Floor Accommodation

Landing
Spacious landing with a rear facing double glazed window and central heating radiator.

Bedroom One
Double bedroom with a front facing double glazed window, central heating radiator and useful storage cupboard.

Bedroom Two
Double bedroom with front facing double glazed window.

Bedroom Three
Single bedroom with a rear facing double glazed window and central heating radiator.

Bathroom
Fitted with a three piece suite comprising of bath with shower over, wc and wash hand basin. Rear facing double glazed window with obscure glass and a central heating radiator.

External
Open plan front garden laid with pebbles for easy maintenance. Side pedestrian access gate to the generous size rear garden which is fenced and enclosed and mainly laid to lawn with a variety of plants and shrubs to the borders. Garden shed, small storage outbuilding and 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.

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.

welcome to

Suffolk Road, Bircotes Doncaster

- Spacious Semi-Detached House
- NO CHAIN
- Three Bedrooms
- Generous Rear Gardens
- Must Be Viewed!

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

offers in the region of

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108064

The Property Ombudsman

Property Ref:
BWY108064 - 0010

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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