

Essex Road, Bircotes Doncaster DN11 8BS

welcome to

Essex Road, Bircotes Doncaster

Ideal FIRST TIME BUYER or BUY TO LET INVESTMENT opportunity. This THREE BEDROOM mid terraced home, offers a WELL EQUIPPED KITCHEN and a FRONT AND REAR GARDEN. Viewing is highly recommended!













Ground Floor Accommodation

Entrance Hall

Having a central heating radiator and stair access.

Lounge

Spacious main reception room having a front facing double glazed window, an understairs storage cupboard, a central heating radiator and coving to the ceiling.

Kitchen

Fitted with a range of wall and base units with complimentary worktops. Benefitting from an integrated oven and hob, fridge/freezer and a stainless steel sink and drainer. Having tiling to the floor, a central heating radiator and a wall mounted boiler. Space for a washing machine or tumble dryer.

First Floor Accommodation

Landing

Offering loft access.

Bedroom One

Double bedroom, having a front facing double glazed window and a central heating radiator.

Bedroom Two

Consisting of a rear facing double glazed window and a central heating radiator.

Bedroom Three

Having a storage cupboard, a front facing double glazed window and a central heating radiator.

Shower Room

Fitted with a walk in shower, vanity wash hand basin and a wc. Benefitting from a rear facing double glazed window with obscured view and a chrome heated towel rail.

External

The front elevation being gravelled with a shared side passageway to the rear.

An enclosed generous size rear garden having a grassed lawn, timber fencing and a gravelled area.

Agents Note

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





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Essex Road, Bircotes Doncaster

- Well Presented Mid Terraced House
- Three Bedrooms
- Good Sized Rear Garden
- Ideal FTB or BTL
- Good Commuter Links

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

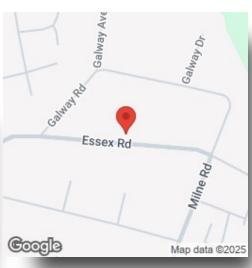
offers in the region of

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108058



Property Ref: BWY108058 - 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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