



West End Lane, New Rossington DONCASTER

welcome to

West End Lane, New Rossington DONCASTER

A spacious three bedroom semi-detached family home with a generous driveway and potential to extend subject to planning. The property offers an excellent refurbishment opportunity with generous living accommodation throughout. Ideal for a first time buyer or investor!



Entrance

With a central heating radiator and a front facing double glazed door.

Lounge

With a central heating radiator and a front facing double glazed bay window.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the stainless sink and drainer with mixer tap. There is space for an oven and grill, plumbing for a washing machine and further space for a fridge and freezer. There is a central heating radiator and two rear facing double glazed windows providing an abundance of natural light.

First Floor Landing

With access to the loft, a central heating radiator and a side facing double glazed window.

Bedroom One

With a central heating radiator, a chimney breast and a rear facing double glazed window.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bedroom Three

With a central heating radiator and a rear facing double glazed window.

Bathroom

Fitted with a panelled bath with shower over and a wash hand basin. There is a front facing double glazed window and partial tiling.

W.C

With a low flush W.C and a side obscure double glazed window.

Outside

To the front of the property there is a spacious side driveway providing off road parking, whilst to the

rear of the property is a good sized mainly laid to lawn garden.

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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welcome to

West End Lane, New Rossington DONCASTER

- THREE BEDROOM SEMI-DETACHED PROPERTY
- SPACIOUS DRIVEWAY
- SCOPE FOR EXTENSION SUBJECT TO PLANNING
- IDEAL RENOVATION OPPORTUNITY
- WELL PROPORTIONED THROUGHOUT

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

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Property Ref:
DCR126232 - 0003

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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