



Nicholson Road, Hexthorpe Doncaster

welcome to

Nicholson Road, Hexthorpe Doncaster

GUIDE PRICE £100,000-£110,000. Offered to the market with no onward chain, this deceptively spacious three bedroom mid-terraced period home boasts an abundance of traditional charm and generous room dimensions throughout with impressive high ceilings and original features.



Entrance Porch

An inviting open entrance porch leading through to the main front entrance door with decorative original feature tiling.

Entrance Hall

A welcoming entrance hallway featuring decorative feature flooring, original period decorative coving, high ceilings and a central heating radiator.

Lounge

A spacious and bright front facing principal reception room boasting a feature double glazed bay window, original decorative coving, generous ceiling height and a central heating radiator.

Dining Room

A generous second reception room benefiting from a dual aspect layout to the lounge providing plenty of natural light, a rear facing double glazed window, ample space for dining furniture and a central heating radiator.

Kitchen

A superb and highly spacious kitchen equipped with a range of wall and base units with tiled splashback and work surfaces housing the stainless steel sink and drainer. The kitchen has a gas cooker point, plumbing for a washing machine and dishwasher and a wall-mounted gas central heating boiler. There are double glazed windows to the side and rear, a central heating radiator, tiled floor and direct access to the cellar with a door from the kitchen that provides access to the rear garden.

Cellar

A practical lower ground floor basement/cellar area providing useful additional storage space.

First Floor Landing

Bedroom One

An impressively proportioned principal bedroom situated to the front, featuring two double glazed windows, ample room for wardrobes and a central heating radiator.

Bedroom Two

A well-proportioned second double bedroom featuring a double glazed window to the rear aspect and a central heating radiator.

Bedroom Three

A generous third bedroom featuring a double glazed window to the rear aspect and a central heating radiator.

Bathroom

Fitted family bathroom comprising of a bath, wash hand basin and low-level WC. There is a side facing obscure double glazed window, a central heating radiator and partial tiling.

Outside

To the rear of the property is a private rear garden/courtyard patio area with an outdoor store.

Agent's 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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Nicholson Road, Hexthorpe Doncaster

- GUIDE PRICE £100,000-£110,000
- NO ONWARD CHAIN
- SPACIOUS THREE BEDROOM MID-TERRACED PERIOD HOME
- OPEN ENTRANCE PORCH AND HALLWAY WITH DECORATIVE FEATURE FLOORING
- IMPRESSIVE HIGH CEILINGS

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

guide price

£100.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127312 - 0003

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)