



Hawthorne Road, Auckley Doncaster

welcome to

Hawthorne Road, Auckley Doncaster

This well-presented, refurbished three bedroom mid-terraced home is bound to impress providing spacious family living throughout with close links to Hayfield school and a range of amenities. Benefiting from two reception rooms, allocated parking and available with no onward chain.



Entrance Porch

With a front facing exterior door, ceramic tiled flooring, a side facing double glazed window and access to the entrance hall.

Entrance Hall

With stairs which rise to the first floor and a central heating radiator.

Dining / Family Room

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

Lounge

A dual aspect lounge with front and rear facing double glazed windows and a central heating radiator.

Breakfast Kitchen

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a breakfast bar, space for a fridge-freezer and space and plumbing for a washing machine and dryer. There is complimentary splashback tiling, tiled flooring, a rear facing double glazed window and door providing access to the rear garden.

First Floor Landing

With a useful storage cupboard which houses the wall mounted boiler.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With a rear facing double glazed window, a central heating radiator and useful storage cupboards.

Separate W.C.

Fitted with a low flush WC, a wash hand basin with splashback tiling and mixer tap and a rear facing obscure double glazed window.

Bathroom

Fitted with a wash hand basin and a panelled bath with rainfall effect shower over and screen. There is a heated towel rail, wall to floor tiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned front with an allocated parking space. To the rear of the property there is a mainly laid to lawn garden with extensive patio area, fencing to the perimeter and a rear gate to the service lane.

Additional Information

The vendor has made us aware that the property has a maintenance charge which has been paid for this current year of £168 for the upkeep of the development. Contact branch for further details.



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Hawthorne Road, Auckley Doncaster

- SPACIOUS ENTRANCE PORCH
- REFURBISHED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS AND GROWING FAMILIES
- SPACIOUS BREAKFAST KITCHEN
- ALLOCATED PARKING SPACE TO FRONT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124236 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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