



Elmwood Crescent, Armthorpe Doncaster

welcome to

Elmwood Crescent, Armthorpe Doncaster

GUIDE PRICE £160,000-£170,000 A spacious well presented two bedroom semi-detached bungalow with front and rear gardens, double driveway providing ample off road parking and a garage. The property is Ideally positioned close to a host of local amenities and excellent transport links.



Conservatory

With front and side facing double glazed windows, a side facing external door, wall light points and access through to the dining kitchen.

Dining Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is gas cooker point with extractor above, undercounter space for a dishwasher, plumbing for a washing machine, complimentary tiling and space for a free standing fridge freezer. There is a front facing double glazed window, space for a dining table and chairs, a ceiling fan and a central heating radiator.

Lounge

With a front facing double glazed window, a central heating radiator and a feature fireplace with marble surround.

Inner Hall

With access to both bedrooms and shower room.

Bedroom One

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Bedroom Two

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

Shower Room

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a double shower cubical with shower. There is tiling to the walls and floor and a central heating radiator.

Shower Room

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a double shower cubical with shower. There is tiling to the walls and floor and a central heating radiator.

Outside

To the front of the property, there is an enclosed lawned garden with a variety of shrubs and plants to the borders. A wide driveway provides ample off road parking and leads to the brick built garage while also offering access to the rear garden. The rear garden is mainly laid to lawn and features pebble areas for easy maintenance.

Garage

With up and over door.

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.



view this property online williamhbrown.co.uk/Property/DCR125971



welcome to

Elmwood Crescent, Armthorpe Doncaster

- GUIDE PRICE £160,000-£170,000
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£160,000-£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125971



Property Ref:
DCR125971 - 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.

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk