



Nicholson Road, Hexthorpe Doncaster

welcome to

Nicholson Road, Hexthorpe Doncaster

This impressive bay fronted three-bedroom mid-terrace family home offers spacious and well presented living accommodation throughout and is ideally situated within easy reach of a range of reputable schools, local amenities and excellent transport links. Ideal for a first time buyer or family!



Entrance Hall

Accessed through the porch with stairs which rise to the first floor landing and access to the lounge and dining room.

Lounge

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling laminate flooring and a feature fireplace.

Dining Room

With a rear facing double glazed window, a useful understairs storage cupboard, a central heating radiator, laminate flooring and access through to the kitchen.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating worksurfaces housing the sink and drainer. There is a four ring gas hob with extractor above, an electric oven and grill, complimentary splashback tiling and space for a fridge and freezer. There are spotlights to the ceiling, tiled flooring, a central heating radiator and a side facing double glazed window. A door gives access to the utility room.

Utility Room

With plumbing for a washing machine, space for a dryer, a central heating radiator and a side facing door which gives access to the rear garden.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin and partial tiling.

First Floor Landing

With spotlights to the ceiling, a loft hatch and coving.

Bedroom One

With two front facing double glazed window, a central heating radiator, coving to the ceiling and a feature decorative fireplace to the focal point of the room.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath with electric shower over. There is wall to floor tiling, a rear facing double glazed window and a central heating radiator.

Outside

To the front of the property there are steps up to the entrance hall whilst to the rear, there is a stone patio garden with sale features, fencing to the perimeter and a gate to the rear service lane.

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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welcome to

Nicholson Road, Hexthorpe Doncaster

- THREE BEDROOM MID-TERRACE FAMILY HOME
- POPULAR LOCATION
- CLOSE REACH TO HEXTHORPE PARK AND DONCASTER TOWN CENTRE
- IDEAL FOR A FIRST TIME BUYER, INVESTOR OR GROWING FAMILY
- DINING KITCHEN

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

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126857 - 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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