



Brecks Lane, Kirk Sandall DONCASTER

welcome to

Brecks Lane, Kirk Sandall DONCASTER

This well presented two bedroom detached bungalow is situated in this sought after location close to a range of local amenities and excellent transport links. The property benefits from front and rear gardens, off road parking and a garage. No chain.



Entrance Hall

With a side facing sealed unit door, a central heating radiator and access to the loft. There is laminate flooring and a useful cloak cupboard.

Lounge

With a front facing double glazed window, a central heating radiator and a feature fireplace which houses the gas coal effect fire.

Dining Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a gas hob with extractor above, an electric oven and grill, an integrated fridge and a cupboard housing the gas central heating boiler. There is a side facing double glazed window, a rear facing sealed unit door and a central heating radiator.

Bedroom One

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

Bedroom Two

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

Bathroom

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit and a panelled bath with shower over. There is a side facing obscured double glazed window, complimentary tiling, a central heating radiator and an extractor fan.

Outside

To the front of the property there is an open plan lawned garden with a driveway to the side which intern leads to the garage and provides ample off road parking. To the rear the garden is mainly laid to lawn with fencing to the perimeter.

Garage

With roller shutter door and a further side access door.

Notes

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

Brecks Lane, Kirk Sandall DONCASTER

- ATTRACTIVE FRONT FACING LOUNGE
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- POPULAR SOUGHT AFTER AREA
- GROUND FLOOR LIVING
- FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124638 - 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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk