



Chalmers Drive, Clay Lane Doncaster

welcome to

Chalmers Drive, Clay Lane Doncaster

This spacious three bedroom semi-detached family home is situated in this popular location, benefiting from a generous rear garden and off road parking. The property is conveniently situated close to a host of shops, schools and local amenities. Ideal for a growing or extended family!



Entrance Hall

With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and a useful storage cupboard.

Lounge

With rear facing patio doors to the garden, a feature fireplace and a central heating radiator.

Dining Room

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

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer. There is an electric hob with an extractor above, an electric oven and grill, plumbing for a dishwasher and space for a fridge freezer. There is a front facing double glazed window, a central heating radiator, laminate flooring and a door to the rear porch.

Rear Porch

With a side facing sealed unit door, two side facing double glazed windows and plumbing for a washing machine.

Ground Floor W.C

Fitted with a low flush W.C.

First Floor Landing

With a front facing double glazed window.

Bedroom One

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard with hanging space.

Bathroom

Fitted with a W.C, a wash hand basin and a panelled bath with shower over. There is a side facing obscured double glazed window, partial tiling to the walls and floor and a central heating radiator.

Bedroom Two

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

Bedroom Three

With a front facing double glazed window, a central heating radiator, a storage cupboard and access to the loft.

Outside

To the front of the property there is a lawned garden with a driveway to the side which is enclosed via gates. To the rear there is a large garden which is mainly laid to lawn with shrubs and plants to the borders.

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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Chalmers Drive, Clay Lane Doncaster

- GUIDE PRICE £160,000-£170,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CLOSE LINKS TO SANDALL PARK AND WHEATLEY HALL ROAD RETAIL CENTRE
- KITCHEN
- SOUGHT AFTER POPULAR LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126593 - 0004

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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