



Walstow Crescent, Armthorpe Doncaster

welcome to

Walstow Crescent, Armthorpe Doncaster

This two formerly three bedroom end-terraced is situated in this popular location and benefits from a spacious low maintenance rear garden, a ground floor W.C and a spacious lounge with French doors. Conveniently situated close to a range of shops, motorway network links and amenities.



Entrance

With a front facing exterior door, laminate flooring and stairs which rise to the first floor landing.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin with mixer tap, laminate flooring and a front facing obscure double glazed window.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces which incorporates the sink and drainer. The kitchen has a four ring gas hob with an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a front facing double glazed window, complimentary splashback tiling and a central heating radiator.

Lounge

With rear facing double glazed French doors which lead onto the rear garden, laminate flooring, a central heating radiator, a media feature wall and a feature fireplace as the focal point of the room.

First Floor Landing

Bedroom One

With two front facing double glazed windows and a central heating radiator.

Bedroom Two

With two rear facing double glazed windows and a central heating radiator.

Shower Room

Fitted with a low flush W.C, a hand wash basin on a vanity unit and a shower cubicle with shower. There is wall to floor tiling and a side facing obscure double glazed window.

Outside

To the front there is a lawned garden with outdoor tap and a driveway to the side which provides ample off road parking and in-turn leads to the side access gate. To the rear there is an extensive hard

landscaped garden with fencing to the perimeter.

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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Walstow Crescent, Armthorpe Doncaster

- TWO DOUBLE BEDROOM END-TERRACED
- POPULAR DEVELOPMENT
- CLOSE TO A SUPERB RANGE OF AMENITIES
- LOW MAINTENANCE REAR GARDEN
- GROUND FLOOR W.C AND SHOWER ROOM TO THE FIRST FLOOR

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126639 - 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