



Astcote Court, Kirk Sandall Doncaster

welcome to

Astcote Court, Kirk Sandall Doncaster

GUIDE PRICE £170,000 - £180,000. This two bedroom corner plot end-terraced home is ideal for a first time buyer or growing family situated close to a range of local amenities and excellent transport links. Available with no onward chain!



Entrance Hall

A front facing exterior door gives access into the spacious entrance hall which has a central heating radiator and laminate flooring.

Kitchen

8' 5" x 7' 10" (2.57m x 2.39m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has a five ring hob with stainless steel cooker hood above, a double eye level electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There are spotlights to the ceiling, a front facing double glazed window and a useful storage cupboard which houses the wall mounted boiler.

Lounge

15' 5" x 11' Max (4.70m x 3.35m Max)

With a wall mounted electric feature fireplace, stairs which rise to the first floor landing, spotlights to the ceiling, laminate flooring, a central heating radiator and rear facing patio doors which lead onto the rear sun room.

Sun Room

9' 6" x 10' 3" (2.90m x 3.12m)

With side facing double glazed windows, heightened ceilings and rear facing French doors which lead out to the rear garden. There is laminate flooring and space for a dining table and chairs.

First Floor Landing

Bedroom One

11' 11" x 8' 6" (3.63m x 2.59m)

With a rear facing double glazed window, a central heating radiator, inset spotlights to the fitted mirrored wardrobes, coving to the ceiling and a central heating radiator.

Bedroom Two

12' 1" x 5' 8" (3.68m x 1.73m)

With a loft hatch, a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a hand wash basin and a panelled bath. There is partial tiling to the walls, a front facing obscure double glazed window, downlights to the ceiling and a useful storage cupboard.

Outside

To the front of the property there is an open plan driveway providing spacious off-road parking with gavel features. To the side there is a sheltered storage space. To the rear is a private garden with an Indian stone patio, feature lighting, lawned sections and fencing to the perimeter.

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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- GRUIDE PRICE £170,000 - £180,000
- TWO BEDROOM END TERRACED WELL PRESENTED HOME
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- CUL-DE-SAC LOCATION
- SITUATED ON A CORNER PLOT OFFERING SPACIOUS OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125252 - 0004

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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