



Forterra Way, Bircotes Doncaster DN11 8GE

welcome to

Forterra Way, Bircotes Doncaster

Situated to a CORNER PLOT, This immaculate DETACHED Home is a Must VIEW! Offering a Downstairs WC, SPACIOUS LOUNGE, THREE Good Sized BEDROOMS, FRONT & REAR GARDENS with OFF ROAD PARKING.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Ground Floor Accommodation

Entrance Hall

Welcoming entrance, having a side facing double glazed window and a central heating radiator.

Cloakroom

Featuring a wc, pedestal wash hand basin, side facing double glazed window, central heating radiator and recessed lights.

Lounge

Spacious main reception room, boasting feature panelling to the wall, an understairs storage cupboard, front facing double glazed window and a central heating radiator.

Kitchen

Fitted with a good range of wall and base units with worktop over and an inset stainless steel sink with drainer. Benefitting from an integrated electric oven with gas hob and having space for a washing machine and dishwasher.. Rear facing French doors with shutter, a rear facing double glazed window, recessed lights and a central heating radiator.

First Floor Accommodation

Landing

Owning loft access and a central heating radiator.

Bedroom One

Double bedroom, consisting of a front facing double glazed window and a central heating radiator.

Bathroom

Fitted bath with overhead shower, glass shower screen, wc and wash hand basin. Surrounded by part tiled walls, having a rear facing double glazed window with obscured view, recessed lights and a central heating radiator.

Bedroom Two

Double bedroom with a rear facing double glazed window and a central heating radiator.

Bedroom Three

Bedroom Three, having a front facing double glazed window and a central heating radiator.

External

The front garden is attractively designed with an open-plan layout, featuring a well-maintained grass lawn complemented by raised beds filled with a variety of plants, surrounded by decorative gravel borders. Offering a single garage, with courtesy door to the side and a driveway with off road parking. The rear being mainly laid to lawn and ideal for outdoor enjoyment. It benefits from a convenient water supply and is fully enclosed by timber fencing. A stylish decking area offers a perfect spot for seating and entertaining, further enhanced by a pergola overhead.

Agents Notes

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

A management charge is payable of approximately £100 plus VAT per annum.

Please note that the AML fee covers 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

Forterra Way, Bircotes Doncaster

- Stunning Detached Home
- Three Bedrooms
- Convenient Downstairs WC
- Beautiful Rear Garden
- Driveway and Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£194,995



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108262 - 0007

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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