

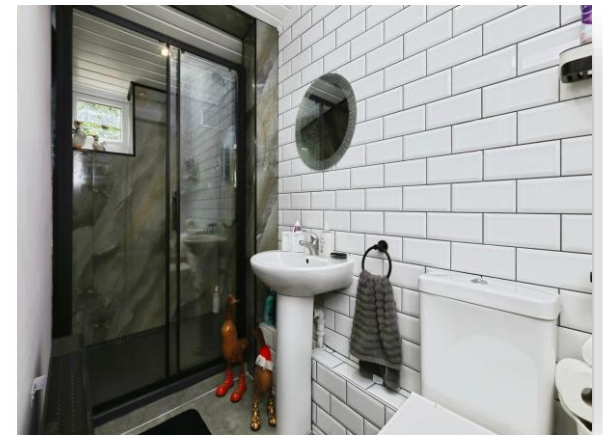


Mansfield Crescent, Armthorpe Doncaster

welcome to

Mansfield Crescent, Armthorpe Doncaster

GUIDE PRICE £185,000-£195,000. This spacious two double bedroom semi-detached family home is situated close to a range of local amenities and excellent transport links. Set on a generous plot, the property offers off road parking to the front and a generous garden to the rear.



Entrance Hall

With a front facing sealed unit door and stairs which rise to the first floor landing.

Lounge

A dual aspect room with a front facing double glazed window and rear facing French doors which give access to the conservatory. There is an open chimney breast with log burner as the focal point of the room, a central heating radiator and wooden flooring.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 and 1/2 bowl sink and drainer with mixer tap. There is space for a cooker with extractor above, space for a fridge-freezer, plumbing for a washing machine and space for a dishwasher. There are front and rear facing double glazed windows providing an abundance of natural light, two central heating radiators, spotlights to the ceiling and space for a dining table and chairs.

Conservatory

With rear and side facing double glazed windows, a side facing door and further double doors to the rear garden. There is a central heating radiator and laminate flooring.

Ground Floor Shower Room

Fitted with a W.C, a wash hand basin and a walk-in shower. There is complimentary tiling to the walls, spotlights to the ceiling and a rear facing obscure double glazed window.

First Floor Landing

With a rear facing double glazed window providing fabulous views over the rear garden. There is a central heating radiator and access to the loft which has a ladder.

Bedroom One

A double room with front and rear facing double glazed windows, two central heating radiators and coving to the ceiling.

Bedroom Two

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a free-standing bath with mixer taps and shower over. There is a rear facing obscure double glazed window and wood paneling.

Outside

To the front of the property there is an enclosed lawned garden with double gates leading to a pebbled area providing off road parking. The rear boasts a generous enclosed garden with mature trees, offering privacy and screening. A paved patio area provides the perfect space for entertaining, with steps leading down to the lawn. There is also a brick-built store with power, an outdoor tap and a garden shed.

Home Office / Workshop

Situated to the rear of the garden with rear and side facing obscure windows, double doors and an electric heater.

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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welcome to

Mansfield Crescent, Armthorpe Doncaster

- GUIDE PRICE £185,000-£195,000
- TWO DOUBLE BEDROOM FAMILY HOME
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- TWIN ASPECT LOUNGE WITH LOG BURNER

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126446 - 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.

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