



Windermere Crescent, Kirk Sandall Doncaster

welcome to

Windermere Crescent, Kirk Sandall Doncaster

This three bedroom semi-detached family home is situated in a popular residential location and benefits from a rear aspect dining room, a spacious lounge and a generous driveway. Conveniently located close to a host of local amenities and excellent transport links.



Entrance Hall

With stairs which rise to the first floor landing and access into the lounge.

Lounge

With a front facing double glazed window, a central heating radiator and access through to the dining room.

Dining Room

With rear and side facing double glazed windows, a central heating radiator, a feature fireplace and a wall mounted boiler.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas cooker point, space for a fridge and freezer and complimentary splashback tiling. There is a rear facing double glazed window, a central heating radiator and a side facing door which provides access to the side and rear garden.

First Floor Landing

With a loft hatch and a useful storage cupboard.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath. There is a rear facing obscure double glazed window, a heated towel rail, partial tiling and an extractor fan.

Outside

To the front of the property, there is a lawned garden and a gated driveway providing off road parking. To the rear the garden is mainly laid to lawn and is enclosed by fencing around 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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Windermere Crescent, Kirk Sandall Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- NO ONWARD CHAIN
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- POPULAR VILLAGE LOCATION
- DINING ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126931 - 0002

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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