



Bolton Street, Denaby Main Doncaster DN12 4TZ

welcome to

Bolton Street, Denaby Main Doncaster

STOP..CLICK..VIEW - Spacious & well presented 3-bedroom town house offering fantastic potential. Featuring a lounge, kitchen/diner & gardens to the front and rear. Conveniently located for schools, shops, amenities & transport links.. NO CHAIN - CALL NOW!



Agents Aml 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.

Entrance Hall

Having a central heating radiator, a UPVC door and stairs leading to the first floor.

Lounge

13' 4" x 11' 9" into recess (4.06m x 3.58m into recess)
Having a central heating radiator, a UPVC double glazed window to the front, and a central heating radiator.

Kitchen / Diner

Fitted with a range of wall & base units with co-ordinating work surfaces housing the sink & drainer unit and the electric oven with hob & cooker hood. There is also a useful storage cupboard, plumbing for a washing machine, a PVC double glazed rear facing window and a door.

Landing

Having access to the loft and a useful storage cupboard.

Bedroom One

13' 1" into door x 11' 6" into recess (3.99m into door x 3.51m into recess)
Having a UPVC double glazed rear facing window and a central heating radiator.

Bedroom Two

9' 9" into door x 9' 8" (2.97m into door x 2.95m)
Having a UPVC double glazed window and a central heating radiator.

Bedroom Three

Having a UPVC double glazed window and a central heating radiator.

Bathroom

Fitted with a bath, a wash hand basin and a W.C. There is also a wooden rear facing window.

Outside

Having a lawned garden.



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Bolton Street, Denaby Main Doncaster

- 3 bedroom mid town house. Council Tax A. EPC C
- Well placed for amenities, schools, shops & transport links
- Downstairs - lounge, kitchen/diner
- Well presented throughout ready for your own personal touch
- Lawned garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120383 - 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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