



Swan Road, Lakeside Doncaster

welcome to

Swan Road,Lakeside Doncaster

GUIDE PRICE £240,000 - £250,000 Situated in this sought after location at Lakeside, close to a host of local amenities, excellent transport links is this well-presented spacious three bedroom semi-detached home. The property has a generous enclosed rear garden and off road parking for two cars.



Entrance Hall

With a front facing sealed unit door, a side facing double glazed window, a central heating radiator and a useful understairs storage cupboard.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a central heating radiator.

Lounge

16' 6" x 10' 6" (5.03m x 3.20m)

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

Kitchen Diner

17' 2" x 9' 6" (5.23m x 2.90m)

With a rear facing double glazed window and French doors giving access to the rear garden. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric double oven, plumbing for a washing machine and an integrated fridge-freezer and dishwasher. There is a central heating radiator and downlights to the ceiling.

First Floor Landing

With a side facing double glazed window, a central heating radiator, an airing cupboard and access to the loft.

Master Bedroom

10' 8" x 9' 11" (3.25m x 3.02m)

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a shower cubicle with shower. There is splashback tiling, a central heating radiator and an extractor fan.

Bedroom Two

12' 5" x 9' 10" (3.78m x 3.00m)

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

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a panelled bath with mixer tap. There is partial tiling to the walls, a heated towel rail, downlights to the ceiling and an extractor fan.

Outside

To the front of the property there is a lawned garden with a driveway to the side providing off road parking for two cars. To the rear of the property there is a generous enclosed lawned garden with patio area.

Agent's Note

The vendor has made us aware that there is a service charge for the upkeep of the development, contact the branch for further details.

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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Swan Road, Lakeside Doncaster

- GUIDE PRICE £230,000-£240,000
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£230,000-£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124060 - 0004

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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