



Crewe Road, Bircotes Doncaster DN11 8DQ

welcome to

Crewe Road, Bircotes Doncaster

Wonderful FAMILY HOME in Bircotes, offering a Downstairs WC, EXTENDED KITCHEN/DINER, Three Good Sized BEDROOMS, gardens and OFF ROAD PARKING. Viewing essential to appreciate the accommodation on offer.



Ground Floor Accommodation

Entrance Hall

Inviting entrance having useful coats storage, a side facing double glazed window and a central heating radiator.

Lounge

Generous main reception room, having coving to the ceiling, an air conditioning unit, two central heating radiators and two front facing double glazed windows, one of which being a bay window both with fitted day and night blinds.

Kitchen/Dining Room

Spacious and modern kitchen, comprising of wall and base units with complimentary worktop over and inset stainless steel sink with drainer. Benefitting from an integrated hob with hood, dishwasher and a washing machine. Having a storage cupboard, breakfast bar/island with useful storage beneath, bifold doors leading out to the rear garden, two central heating radiators, and tiling to the floor.

Cloakroom

Providing a wc, vanity wash hand basin and a chrome heated towel rail.

First Floor Accommodation

Landing

Bedroom One

Double bedroom complete with fitted wardrobes, a front facing double glazed window fitted with day and night blinds and a central heating radiator.

Bedroom Two

Double bedroom, featuring a front facing double glazed window fitted with day and night blinds and a central heating radiator.

Bedroom Three

Bedroom Three, having a rear facing double glazed window with fitted day and night blinds and a central heating radiator.

Bathroom

Fitted bath with shower over, wc, vanity wash hand basin and a side facing double glazed window with obscured view. Surrounded by tiling to the walls and floor, a half mirrored wall, recessed lights and a central heating radiator.

Exterior

Walled frontage with wrought iron double gates leading to the block paved driveway equipped with an EV charger.

Gated side pedestrian access leads to the rear garden which is fenced and enclosed and offers a high degree of privacy. Providing a garden shed, grassed lawn and a spacious block paved seating area beneath a timber framed gazebo with external lighting.

Agents Notes

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

Crewe Road, Bircotes Doncaster

- Extended Semi-Detached Home
- Modern Kitchen Ideal for Entertaining
- Downstairs WC
- Three Good Sized Bedrooms
- Rear Garden with Gazebo

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

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108401 - 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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