



Portland Road, Bessacarr Doncaster

welcome to

Portland Road, Bessacarr Doncaster

Situated within this popular development in Bessacarr is this well presented three bedroom semi-detached family home. The property benefits from off-road parking for two cars, a stylish dining kitchen and a convenient ground floor W.C., making it an ideal choice for a growing or extended family.



Entrance Hall

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

W.C

Fitted with a low flush W.C, a wash hand basin and a front facing obscured double glazed window.

Lounge

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

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill and plumbing for a washing machine. There is complimentary tiling, laminate flooring, a rear facing double glazed window and French doors which give access to the rear patio and garden beyond.

First Floor Landing

Bedroom One

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

En-Suite

Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a front facing obscured double glazed window and an extractor fan.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath. There is complimentary tiling, a side facing obscured double glazed window and a central heating radiator.

Outside

To the front there is a driveway with space for two cars, to the rear the garden is mainly laid to lawn with raised planters to the borders and a patio area.

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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- THREE BEDROOM SEMI-DETACHED
- SOUGHT AFTER LOCATION
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127262 - 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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