

flat 2 , 1 Victorian Crescent,



Offers In Region Of £160,000

A beautifully presented and spacious Victorian first floor apartment with stunning views over the town fields and just a short walk to Doncaster Town Centre.

This tastefully appointed property retains many original features but has been much improved, benefiting from a modern gas central heating system, attractive solid wood kitchens with granite work surfaces and integrated appliances, gorgeous sitting room with large dual aspect windows offering wonderful town field views, large master bedroom with bespoke fitted furniture and ensuite shower room, second bedroom is used as a dining room but could easily be reverted back to a double bedroom, period bathroom with claw and ball feet bath, private shared gardens and car park with allocated parking and a shared balcony with town field views.

The property may suite a professional couple or an investor and we strongly urge viewings to appreciate whats on offer and briefly comprises of ; communal entrance hall and landing, entrance hall, breakfast kitchen, spacious lounge, master bedroom with furniture and ensuite, dining room/ bedroom 2, family bathroom, storage cupboard and communal balcony.

The property is situated in a superb position on the corner of Town Moor Avenue and Victorian Crescent behind a brick built wall, well cared for gardens wrap around the property stocked with trees and shrubs, to the side is a communal private tarmac car park with allocated parking. The gardens enjoy wonderful views over the town fields.

ACCOMMODATION

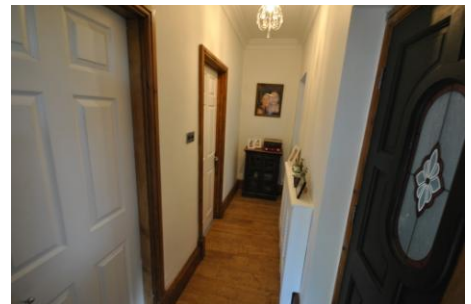
Steps lead up to a communal solid wood front door

COMMUNAL ENTRANCE HALL

A traditional stair case rises to the first floor with a wooden front door with glazed obscure panel leads to

ENTRANCE HALL

Doors lead to the kitchen, storage room, family bathroom, dining room/bedroom 2, having rustic oak laminate flooring, radiator and decorative coving to the ceiling.



SITTING ROOM

A spacious dual aspect room with large UPVC double glazed windows allowing plenty of natural sun light to flood through and stunning views over the town fields. This impressive room is complimented by a feature fireplace with reclaimed brick wall and provisions for a wall mounted television, having various power sockets, tv aerial point, radiators, rustic oak laminate flooring and decorative coving to the high ceiling and inset spot lighting.



SITTING ROOM



SITTING ROOM



KITCHEN DINING ROOM

A very attractive solid wood kitchen with a range of cupboards, deep pan drawers and display cabinets with contrasting granite work surfaces, having an integrated double oven, four ring gas hob, stainless steel extractor fan hood, microwave, dishwasher, sunken wash bowl with drainer and chrome mixer tap, plinth heater and under lighting. There are 2 UPVC double glazed windows, feature wall with exposed brick work, inset spot lighting and decorative coving to the ceiling, glazed double doors open to the sitting room.



KITCHEN DINING ROOM



KITCHEN DINING ROOM



STORAGE ROOM

Having a UPVc double glazed window, wall mounted gas combi boiler, plumbing for a washing machine, power sockets and extractor fan.

MASTER BEDROOM

15' 6" x 13' 6" (4.72m x 4.11m) A gorgeous front facing bedroom with three large UPVC double glazed windows framing the wonderful views, with a range of matching furniture to include fitted wardrobes with stylish sliding doors offering hanging rails and storage space, large bedside drawers and dressing table, there are various power sockets, a double panel radiator with thermostat control, rustic oak laminate flooring and decorative coving compliments the high ceiling.



MASTER BEDROOM



ENSUITE SHOWER ROOM

9' 4" x 3' 11" (2.84m x 1.19m) A stylish and well presented ensuite comprising of large mains fed shower with glass sliding door and attractive wall tiles, hand wash basin with chrome mixer tap and floating oak effect vanity drawers, low flush wc, chrome heated towel rail and travertine style floor tiles.



BEDROOM 2

12' 8" x 9' 10" (3.86m x 3m) This room has been converted into a dining room and could easily be reverted back to the second bedroom, having various power sockets, radiator, UPVC double glazed window, rustic oak laminate flooring and decorative coving to the ceiling.



BEDROOM 2



FAMILY BATHROOM

10' 2" x 9' 2" (3.1m x 2.79m) A spacious and traditional styled bathroom incorporating a roll top bath with ball and claw feet, chrome mixer tap with shower head, matching hand wash basin with pedestal and chrome fittings, wc, shaving point, inset spot lighting and contrasting ceramic wall and floor tiles.



OUTSIDE

An extremely handsome period property situated in a superb position behind a brick built wall, with landscaped communal gardens with various trees, shaped tress and shrubbery to the borders, there is a private car park with an allocated parking place and a communal balcony on the first floor offering out door entertaining with park views.



OUTSIDE VIEW



DATED - 17/01/2019

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

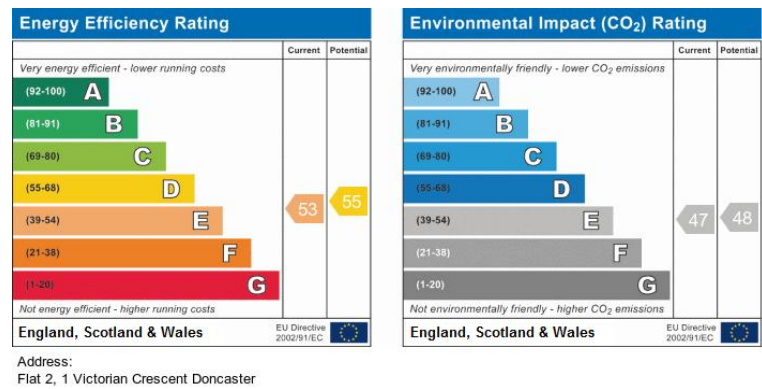
Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS



FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.