

Details as provided by the vendor



10A Wordsworth Drive, Sprotbrough

A 3 bedroom DETACHED family home although needing some updating certainly provides great sized accommodation. The price reflects the updating. Briefly comprising:- Entrance, SPACIOUS lounge with doors to the dining room, breakfast kitchen, landing, 3 bedrooms, bathroom with 4 piece suite, gas heating, double glazing, lovely gardens, driveway & GARAGE. Viewing HIGHLY recommended. SOUGHT after location.

Offers In Region Of £182,500

Viewing

By appointment only

Tenure Freehold

A spacious 3 bedroom detached house, having generous sized accommodation, and although needs some updating, has been priced to reflect these features. The property has gas central heating, double glazed windows, lovely family gardens, garage and driveway.

The property is certainly worthy of an inspection, and comprises of side entrance door which opens into lobby with stairs and handrail rising to the first floor landing, spacious lounge with feature gas fire and double doors to the dining room, dual facing dining room which provides a nice aspect, and internal door to the kitchen, kitchen having a range of wall and base units with contrasting work surfaces, and included is the free standing oven, washing machine, fridge and freezer, and there is a good sized under stairs cupboard area; first floor landing, three bedrooms, and a 4 piece family bathroom suite including separate shower cubicle.

The property resides along Wordsworth Drive behind a front garden with bordering flowers, and driveway leading down to the garage. The rear gardens are ideal for the growing family and are lawned with fence enclosed boundaries. There is a rockery area with various plants and shrubs, and a paved patio ideal for seating and entertaining.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

Wordsworth Drive is a popular side road off Sprotbrough Road and near to York Road, which has numerous retail outlets and Morrisons superstore, and is approximately 2 miles to Doncaster town centre, which also has rail links, a large number of shopping facilities, and is not far from the M18 at Lakeside, which links up to further commuting network road systems.

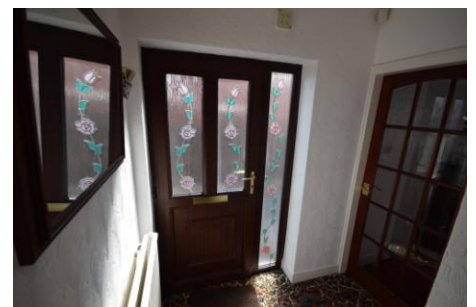
Proceeding out of Doncaster, travelling over St Georges Bridge, taking your left hand turning towards Sprotbrough on Sprotbrough Road. Proceed down Sprotbrough Road, taking your right hand turning onto Somersby Avenue. Proceed down Somersby Avenue, and proceed straight across onto Wordsworth Drive, and the property is situated on the right hand side with a for sale board outside.

ACCOMMODATION

Side entrance door with obscure patterned glazed panels opens into:

ENTRANCE LOBBY

With radiator, stairs and handrail rising to the first floor, and a door opens to the lounge.



LOUNGE

14' 10" x 14' 3" (4.52m x 4.34m) A spacious lounge having gas fire situated within a decorative inset and hearth and fire surround. There are double doors to the dining room, radiator, sealed unit double glazed window to the front bow bay, coving to the ceiling, socket points, and a nice standard of internal presentation.



DINING ROOM

9' 4" x 10' 4" (2.84m x 3.15m) Conveniently situated off the lounge, having a door back into the kitchen, a dual aspect room, with sealed unit double glazed windows to the front and side elevations. There is a radiator, socket point, and a nice standard of internal presentation.



BREAKFAST KITCHEN

14' 3" x 10' 4" (4.34m x 3.15m) This breakfast kitchen can quite easily accommodate a small breakfast table, and has a numerous range of wall and base units with contrasting work preparation surfaces. Situated within the units and included in the sale is the free standing oven, washing machine, fridge and freezer. Tiles complement the wall surfaces, sink with mixer tap, with double glazed window to the rear enjoying the garden views, side door, large under stairs cupboard, Glow worm gas boiler within the wall mounted kitchen units, and a nice standard of internal presentation.



FIRST FLOOR LANDING

Having internal doors to the bedrooms and family bathroom.



BEDROOM 1

13' 9" x 9' 11" (4.19m x 3.02m) This good sized master double bedroom has coving to the ceiling, radiator, socket points, and sealed unit double glazed window to the front.



BEDROOM 2

11' 4" x 10' 11" (3.45m x 3.33m) A second double bedroom having socket point, coving to the ceiling, radiator, t.v. aerial point, and double glazed window to the front elevation.



BEDROOM 3

7' 11" x 8' 0" (2.41m x 2.44m) (Extending to 10'9 to the door)

A rear facing single bedroom houses the cupboard with cylinder tank, storage cupboard, socket point that allows a cable into the loft on the landing. There is a radiator and double glazed window to the rear elevation, which enjoys the garden views.



FAMILY BATHROOM

Having a 4 piece suite including a bath, separate shower cubicle with Triton electric shower, tiles to the walls, extractor fan, towel rail and double glazed obscure window to the side elevation.



OUTSIDE

The gardens have been nicely presented and include a mainly lawned garden, with flowering borders, and driveway providing off road parking in front of the brick garage.

REAR GARDENS

The rear gardens are ideal for the growing family and are mainly lawned, with some flowering plants and shrubs. There is a side gate, fence boundaries, light and power points.



REAR GARDENS



REAR



FRONT 2



DATED - 10/04/2019

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.

