

Details as provided by the vendor



50 West End Lane, New Rossington

A lovely presented 3 bedroom semi detached house having a contemporary bathroom, modern decoration, combi boiler, driveway, ideal for first time buyers or starter family property. Comprises ; hallway, lounge, kitchen, downstairs wc, landing, 3 bedrooms, modern 4 piece bathroom, gas heating, off road parking and great gardens. Viewing recommended.

Offers In Region Of £110,000

Viewing

By appointment only

Tenure Freehold

A superbly appointed 3 bedroom semi detached home, having been stylishly presented to include a modern contemporary 4 piece bathroom suite including walk-in shower cubicle, combi gas central heating, upvc double glazed windows, lovely family gardens, and a driveway providing off road parking.

The property has been refurbished in recent years to include modern decoration, excellent family bathroom with a large free standing bath with chrome fittings and walk-in shower cubicle.

The gardens provide a large frontage with off road parking and quite private rear gardens with a pebbled patio that flows onto a lawned garden.

The property's accommodation is certainly worthy an inspection and comprises of a pvc door which opens to the entrance hallway, useful downstairs w.c., cupboard housing plumbing for a washing machine and space for tumble drier, separate storage cupboard, dual facing lounge/diner with pvc doors that open to the rear gardens, lovely kitchen having an abundant range of wall and base units with contrasting work surfaces; first floor landing, three bedrooms, and a very contemporary 4 piece bathroom.

The property resides along West End Lane within a short walking distance of some of Rossingtons local shops and amenities.

There is a front garden that is lawned and has a driveway for off road parking, and a lovely rear garden that provides a pebble patio and lawned garden, ideal for the growing family.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

Rossington is approximately 5 miles south east of Doncaster town centre benefiting from ease of access to the M18 and A1 via the Great Yorkshire link up road, opening up many other regional areas within comfortable commuting distance. Rossington offers a wide range of local shops, supermarkets and amenities, as well as schools and leisure facilities. Robin Hood Airport is approximately two miles away from Rossington and has excellent public transport links to surrounding areas.

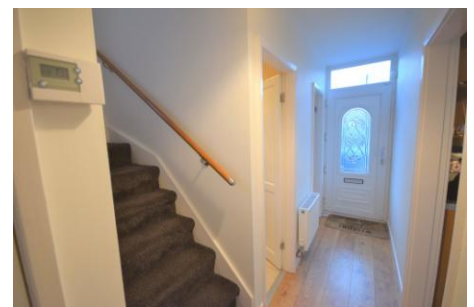
Driving out from Doncaster town centre along Bennethorpe, proceed straight on at the Racecourse roundabout off the A638 Bawtry Road, driving through Bessacarr, and turning right at the Miller & Carter public house traffic lights onto the B6463 Sheep Bridge Lane. Follow the main road into Rossington, proceeding straight on at the mini roundabout over the railway level crossing onto Station Road leading onto West End Lane.

ACCOMMODATION

Side pvc door with double glazed obscure patterned panel opens into:

ENTRANCE HALLWAY

A nice bright entrance hallway having laminate flooring, access through to the lounge, kitchen, two cupboard areas and downstairs w.c. Stairs rise to the first floor with wooden handrail, and there is a radiator.



LOUNGE/DINER

17' 11" x 11' 4" (5.46m x 3.45m) The lounge/diner has been stylishly presented to include modern presentation. There are two radiators which add additional warmth within the room, various socket points, double glazed window overlooking the front gardens, and upvc doors add to the contemporary living, and allows free flowing access into the gardens.



LOUNGE/DINER



KITCHEN

11' 4" x 8' 7" (3.45m x 2.62m) Having a range of well presented and maintained wooden style wall and base units with contrasting speckled work surfaces. Situated within the units is the stainless steel oven and 4 ring gas hob with extractor hood over and complementary tiled splashbacks. There is modern decoration, laminate flooring, Vaillant wall mounted gas combi boiler, stainless steel sink with mixer tap, radiator, and double glazed window looking towards the front.



DOWNSTAIRS W.C.

From the hallway there are two useful store cupboards, one under the stairs, and the other provides plumbing for a washing machine and space for a tumble drier.

FIRST FLOOR LANDING

Having access to the bedrooms and family bathroom.

BEDROOM 1

11' 11" x 9' 4" (3.63m x 2.84m) A modern presented double bedroom having a radiator, built in wardrobes to one wall, socket point, and double glazed window to the front elevation with blinds.



BEDROOM 2

12' 4" x 8' 8" (3.76m x 2.64m) A front facing double bedroom having a radiator, stylish modern decoration, and double glazed window with blind.



BEDROOM 3

10' 5" x 8' 10" (3.18m x 2.69m) (Maximum measurements)
A rear facing bedroom having the advantage of looking over the rear garden and also has a shelf ideal for a t.v., radiator, stylish presentation and socket points.



BATHROOM

A modern and contemporary refurbished bathroom suite will not fail to impress. There is a large free standing bath with chrome tap and shower spray, low flush w.c. and wash basin with chrome fittings. There is a chrome towel rail and excellent walk-in shower cubicle with shower screen and chrome shower head, and modern tiles to the feature wall.



OUTSIDE

The property resides along West End Lane, within a short walking distance of some of Rossingtons local shops and amenities.

There is a dwarf brick boundary wall and wrought iron gates that open to a driveway providing off road parking.



FRONT GARDEN



REAR GARDENS

The rear gardens are great for the growing family and are quite private and include a pebbled/gravelled patio area, ideal for seating and entertaining that flows into a mainly lawned garden. There is a large storage shed.



REAR GARDEN



DATED - 10/01/2020

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.

