



**Heatherfields Crescent, New Rossington Doncaster**

**welcome to**

**Heatherfields Crescent, New Rossington Doncaster**

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. Situated in this popular location is this modern, well-presented three bedroom mid-terraced family home with close links to a range of local amenities, transport and motorway network links. Ideal for a first time buyer or young family.



### **Important Notice**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### **Legal Fees Paid T&c's.**

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

### **Entrance Hall**

With a front facing double glazed composite door, a central heating radiator and stairs which rise to the first floor.

### **Lounge**

With a front facing double glazed window and a central heating radiator. Access through to the kitchen.

### **Dining Kitchen**

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and cooker hood above, an eye level integrated electric oven and grill and an integrated fridge-freezer and dishwasher. There is a rear facing double glazed window and rear facing French doors which lead out to the rear garden. Access to the downstairs WC.



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### **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin with mixer tap, splashback tiling and a central heating radiator.

### **First Floor Landing**

With a central heating radiator and access to the loft.

### **Bedroom One**

With a front facing double glazed window and a central heating radiator. Access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is partial tiling to the walls, a central heating radiator and a front facing obscure double glazed window.

### **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.

### **Bathroom**

Fitted with a low flush WC, a wall mounted floating wash hand basin with mixer tap and a panelled bath with mixer tap. There is partial tiling to the walls, extractor fan and a central heating radiator.

### **Outside**

To the front of the property there is a double driveway providing off road parking for two cars whilst to the rear there is an enclosed lawned garden with patio, paved pathway and pebbled feature borders.

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## Heatherfields Crescent, New Rossington Doncaster

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- WELL-PRESENTED THROUGHOUT
- POPULAR DEVELOPMENT
- DOWNSTAIRS WC
- MODERN DINING KITCHEN WITH FRENCH DOORS TO REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126421 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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