



West End Lane, New Rossington Doncaster

welcome to

West End Lane, New Rossington Doncaster

A spacious three bedroom semi-detached home offering excellent potential for modernisation and updating. The property is ideal for first time buyers, investors and growing families, benefiting from ample off road parking and no onward chain. Close to a host of local amenities and transport links.



Entrance Hall

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

Dining Room

12' 2" x 10' 11" (3.71m x 3.33m)

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and an electric fireplace.

Lounge

14' x 10' 9" (4.27m x 3.28m)

With rear facing double glazed sliding patio doors leading out to the rear garden, a central heating radiator, coving to the ceiling and an electric fireplace.

Kitchen

10' 10" x 8' (3.30m x 2.44m)

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has an integrated electric oven, a gas hob with extractor above and space for a fridge-freezer. There is a central heating radiator, a rear facing double glazed window and a side facing sealed unit door leading out to the rear garden.

Utility Room

5' 10" x 4' 4" (1.78m x 1.32m)

There are work surfaces beneath which is plumbing for a washing machine and space for freestanding under counter appliances. There is splashback tiling and a side facing obscure double glazed window.

First Floor Landing

Bedroom One

12' 9" x 10' 8" (3.89m x 3.25m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

7' 8" x 7' 6" (2.34m x 2.29m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a wash hand basin and a panelled bath. There is splashback tiling, an electric heater, a front facing obscure double glazed window and a storage cupboard housing the boiler.

Separate W.C.

Fitted with a low flush WC, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a spacious driveway which provides ample off road parking with a side access gate to the rear garden. To the rear of the property there is an enclosed garden with decked patio and pergola.

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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West End Lane, New Rossington Doncaster

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN
- POPULAR LOCATION

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127134 - 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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