

Bernard Road, Edlington Doncaster

william h brown

welcome to

Bernard Road,Edlington Doncaster

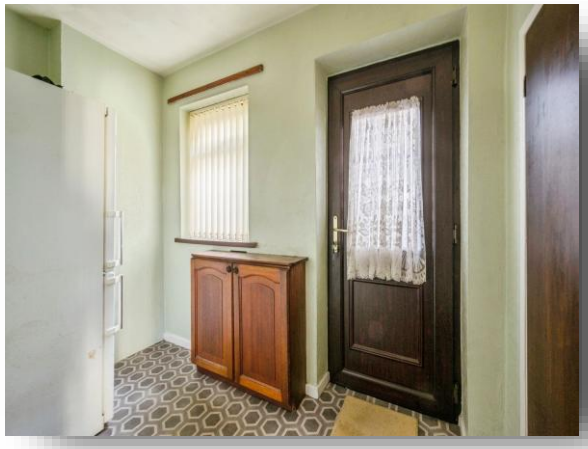
Offered with no onward chain, this three bedroom semi-detached home offers generous accommodation, enclosed gardens and excellent potential for modernisation. Situated close to a host of local amenities and transport links. Ideal for a first time buyer or investor!













Entrance Hall
With a front facing sealed unit door with double glazed side panels, there are stairs which rise to the first floor landing and a door into the lounge.

Lounge
With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a stone feature fireplace.

Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless sink and drainer with mixer tap. There is space for a cooker and fridge freezer, a central heating radiator, an extractor fan, a fireplace housing the coal fire and a rear facing double glazed window.

Utility Room
With a side facing double glazed window and a door to the rear garden.

First Floor Landing
With a side facing double glazed window and a useful storage cupboard.

Bedroom One
With a front facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Two
With a rear facing double glazed window and a central heating radiator.

Bedroom Three
With a front facing double glazed window, a central heating radiator and a useful storage cupboard.

Shower Room
Fitted with shower cubical with shower, tiling to the walls and a rear facing obscured double glazed window.

W.C
Separate from the shower room with a low flush W.C and a side facing obscured double glazed window.

Outside
To the front of the property is a beautifully maintained, enclosed lawned garden, with a pathway leading to the entrance door and a side access gate providing convenient access to the rear. There is also potential to create off-road parking, subject to the necessary permissions and installation of a dropped kerb.

The rear garden is predominantly laid to lawn and enjoys a patio seating area, creating an ideal space for outdoor dining and entertaining. Fully enclosed by perimeter fencing.

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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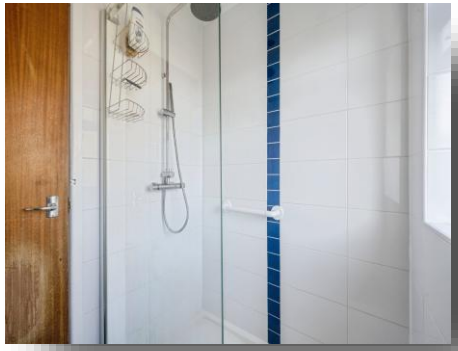
- GUIDE PRICE £120,000-£130,000
- THREE BEDROOM SEMI-DETACHED PROPERTY
- ENCLOSED FRONT AND REAR GARDENS
- UTILITY
- BAY FRONTED LOUNGE

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

guide price

£120,000-£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127345

The Property Ombudsman

Property Ref:
DCR127345 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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