

HUNTERS®

HERE TO GET *you* THERE



Aldcliffe Crescent

Doncaster, DN4 9SE

Guide Price £140,000 - £150,000



Council Tax: A



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DESCRIPTION

Briefly the property comprises lounge diner and fitted kitchen to the ground floor and two bedrooms and bathroom to the first floor. Gardens to the front and rear with space for off street parking. The property also benefits from gas central heating and double glazing.

Balby is a suburb to the south west of the city of Doncaster and approximately a ten minute drive to the centre which lies on the East Coast mainline with regular trains to the capital and the north. whilst the A1M is a short drive away. There are primary schools and a secondary school in the area plus supermarkets, doctor's surgeries and post office being amongst some of the amenities available.

ACCOMMODATION

White uPVC door with glass panel to the side with wooden porch overhang leading into:

KITCHEN

9'10" x 11'1" (3.54 x 3.39)

Wall and base units with complementary worktops, built in Select 620 Diplomat oven with four ring gas hob and extractor fan over, space and plumbing for washing machine and further appliance, integrated fridge freezer, stainless steel sink with mixer tap, wall mounted Worcester boiler, fuse box, vinyl flooring and window to the front elevation. Door into:

LOUNGE DINER

11'7" x 15'2" (3.54 x 4.63)

Feature fireplace, TV point, wood panel flooring, stairs rising to the first floor, French doors opening to the rear patio, rose to ceiling and two radiators.

FIRST FLOOR LANDING

2'10" x 6'2" (0.88 x 1.88)

Providing access to the two bedrooms and bathroom, window to the side elevation.

BEDROOM ONE

11'7" x 11'4" (3.54 x 3.46)

TV point, window to the rear elevation and radiator.

BEDROOM TWO

6'3" x 12'9" (1.93 x 3.89)

Built in cupboard, window to the front elevation and radiator.

BATHROOM

4'11" x 8'2" (1.50 x 2.49)

Tiled throughout with matching white suite comprising panel bath with overhead shower, pedestal wash hand basin, low level flush wc, metal wall shelving, chrome towel radiator, loft hatch and obscure window to the front elevation.

EXTERNALLY

The front of the property is laid to lawn with paved drive allowing off street parking, outside tap, wooden gate to further lawned area and side passage to the rear.

The rear garden is accessed via a wrought iron gate or from the lounge diner and is laid mainly to lawn with paving and shale borders, tree and wooden tool shed.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



Hybrid Map



Terrain Map



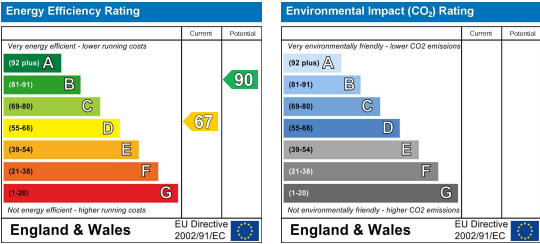
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.