



The Crescent, Doncaster, DN6

£70,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

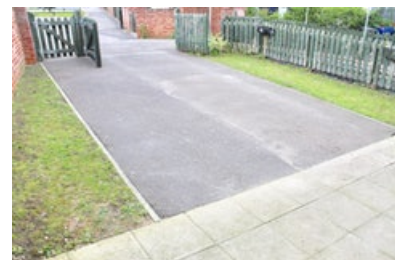
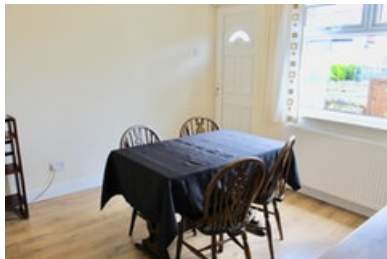
Guide Price £75,000 - £80,000. A FANTASTIC FIRST TIME BUYER/INVESTMENT OPPORTUNITY this 3 bed semi-detached FAMILY HOME offering VALUE FOR MONEY & SPACE all under one-roof. PLEASE CALL TO VIEW - AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!

Key features:

- 3 Bed Semi Detached Property
- Garden To The Front Of The Property
- Private Drive
- Bursting With Potential
- Ideal Family Sized Home
- RECENTLY REDUCED
- MOTIVATED VENDOR
- PERFECT FIRST TIME BUY
- INTERNAL VIEWING HIGHLY RECOMMENDED

Extra info:

- **Property Age:** 41 years
- **Council Tax:** Band A (£1098.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Guide Price £75,000 - £80,000.

The property briefly comprises of a dining room, lounge, storage area, and kitchen. To the first floor are three generously sized bedrooms and a family-sized bathroom. Externally the accommodation provides off road parking with a rear paved driveway, plus a lawned garden to the front. This property is well presented throughout, benefits from double glazing and gas central heating system, the property is in ready to move in condition, and would make a fantastic family home. The location is within walking distance of local amenities, schools, shops, leisure centre, post office, library, and banks, as well as being in close proximity to the motorway networks and regular public transport via trains and buses to and from Doncaster Town Centre.

Ground Floor

Dining Room/Reception Room 3.66m (12') x 3.33m (10'11") Approx

Window to front, fireplace, access to the kitchen.

Kitchen 2.62m (8'7") x 2.58m (8'6") Approx

Window to the rear of the property, access to the stairs leading to the first floor. Door to drive.

Lounge 4.88m (16') max x 3.60m (11'10") Approx

Window to front, fireplace, door to storage space.

First Floor

Landing providing access to three bedrooms, and storage cupboard.

Bedroom 3 2.57m (8'5") x 2.56m (8'5") Approx

Window to side.

Bedroom 2 3.68m (12'1") x 3.46m (11'4") Approx

Window to front, generously sized room.

Master Bedroom 4.44m (14'7") max x 3.58m (11'9") Approx

Window to front, spacious room, storage.

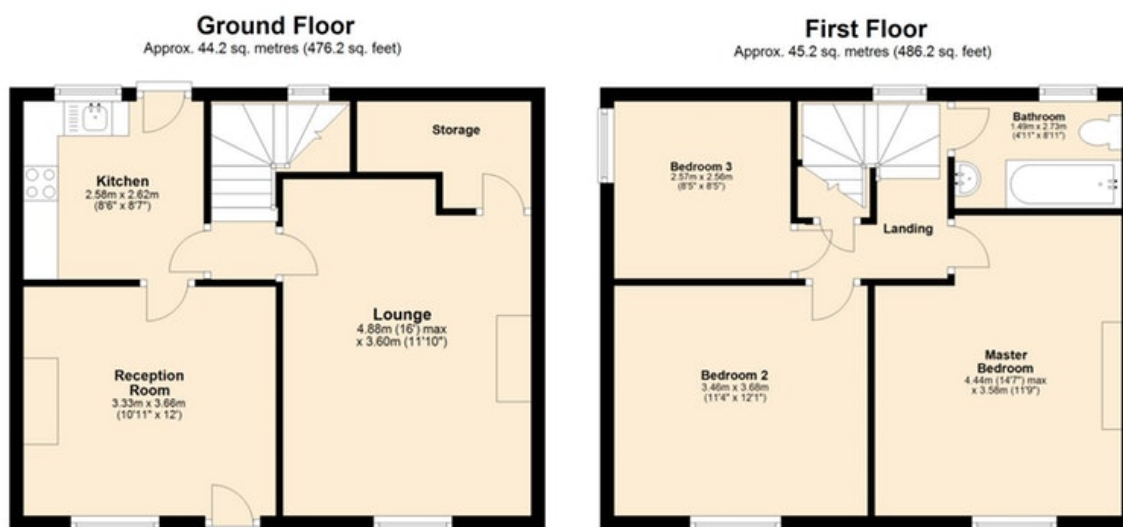
Bathroom

Three-piece suite comprising of a bath, vanity wash hand basin, and WC. Window to rear.

Outside

Well maintained lawned grass garden to the front of the property with stone wall surround and gate. The private drive provides off-street parking located to the rear of the property.

Floor plan:



Total area: approx. 89.4 sq. metres (962.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

82, The Crescent, Woodlands, DONCASTER, DN6 7NX

Dwelling type: Semi-detached house **Reference number:** 8258-7521-1550-0935-6926
Date of assessment: 25 September 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 26 September 2018 **Total floor area:** 88 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,738
Over 3 years you could save	£ 1,620

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 3,216 over 3 years	£ 1,725 over 3 years	
Hot Water	£ 336 over 3 years	£ 207 over 3 years	
Totals	£ 3,738	£ 2,118	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	49	80

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,098
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 189
3 Heating controls (room thermostat)	£350 - £450	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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