

Details as provided by the vendor



19 Ennis Crescent, intake

A two double bedroom detached bungalow in need of modernisation providing plenty of scope for update, having a good size garden, mainly lawned, driveway for off road parking, gas heating, Upvc double glazing, solar panels and spacious living accommodation, near to local shops and amenities along Sandringham Road and close to Doncaster Racecourse, Comprises of: Entrance porch, hallway, dual aspect living room, breakfast kitchen, 2 double bedrooms and shower room. Viewing highly recommended.

Asking Price Of £210,000

Viewing

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HALLWAY



LIVING ROOM

16' 1" x 12' 8" (4.9m x 3.86m)



LIVING ROOM



BREAKFAST KITCHEN

13' 3" x 9' 7" (4.04m x 2.92m)



BREAKFAST KITCHEN



11BEDROOM 1

11' 9" x 11' 9" (3.58m x 3.58m)



BEDROOM 1



BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m)



BEDROOM 2



SHOWER ROOM

5' 4" x 8' 1" (1.63m x 2.46m)



GARDEN



GARDEN



GARDEN



FRONT OF PROPERTY



DATED - 19/09/2023

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

