



37 Windsor Walk, Doncaster, DN5 8NQ

**Asking Price £190,000**

\*\*\*IDEAL FOR FIRST TIME BUYERS \*\*\*

Situated to be within this ever popular location is this three bedroom semi detached property offered with no onward vendor chain. With highly regarded local schooling both primary and secondary the comprehensive amenities, such as Scawsby and Tesco within Scawsby are a short walk away, with the historic Cusworth Hall also within easy reach.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

## Lounge 14'6" x 11'5" (4.42 x 3.48m)



With a front facing upvc window and central heating radiator.

## Dining Kitchen 11'3" x 10'0" (3.43 x 3.06m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and french doors entering the rear garden.

## Principal Bedroom 9'7" x 14'11" (2.93 x 4.55m)



With two front facing upvc windows, central heating radiator and fitted storage.

## Bedroom Two 8'4" x 10'5" (2.56 x 3.18m)



With a rear facing upvc window and central heating radiator.

### **Bedroom Three 10'6" x 6'3" (3.22 x 1.91m)**



With a rear facing upvc window and central heating radiator.

### **Bathroom**



Hosting a three piece suite comprising of a paneled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

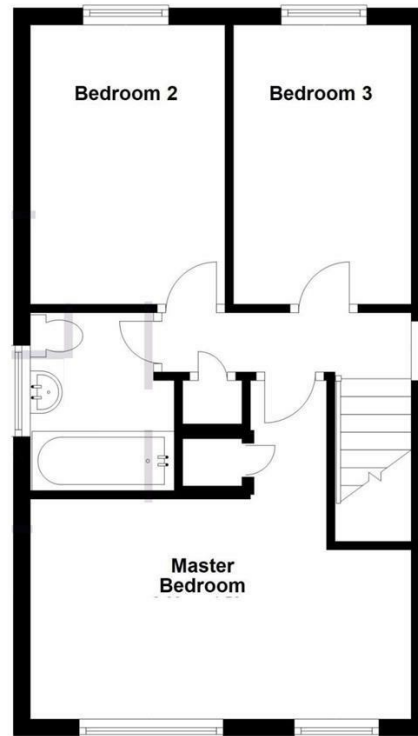
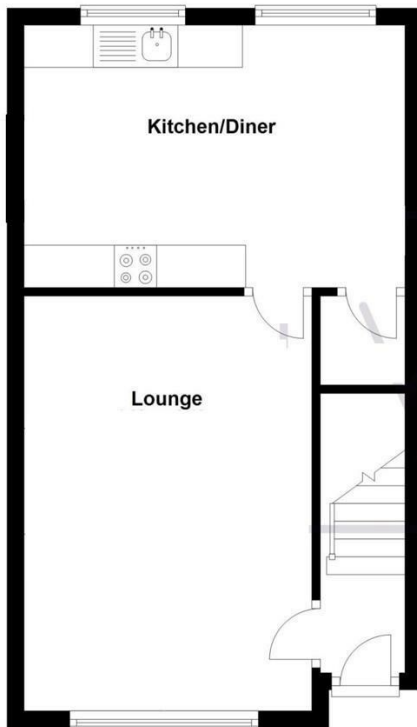
### **Garage**

Single detached brick built garage.

### **External**

To the front is off road parking provided by the driveway, to the rear is a low maintenance garden.

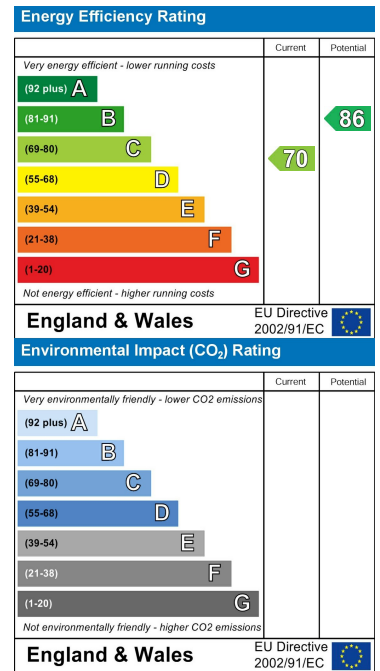
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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