



**15 Ennis Crescent,
Intake, Doncaster, DN2 5LL**

Offers in Region of £160,000 No Chain

A popular style, two bedroom detached bungalow, situated within this desirable residential location, conveniently situated within easy access of local shops, Doncaster Royal Infirmary and provides excellent local transport links.

Gas central heating and uPVC double glazed windows are installed. The property occupies attractive, established gardens with an open aspect overlooking adjacent school fields to the rear. Driveway providing off-road parking and there is a restricted access to the rear detached sectional concrete garage.

The property does have scope for further modernisation and is available with immediate vacant possession.



GROUND FLOOR

Entrance Porch

with uPVC double glazed double storm doors with leaded lights.

Entrance Hall

with uPVC entrance door with leaded lights, radiator, telephone point, cornice ceiling mouldings, two built in storage cupboards.



Lounge 12' 10" x 16' 1" (3.92m x 4.91m)
with double radiator, cornice ceiling mouldings.



Breakfast Kitchen 18' 4" x 9' 10" (5.59m x 3m)
with double drainer stainless steel sink unit, with base cupboard unit, further base cupboard and drawer units with roll edge worktops, plumbing and recess for automatic washer, electric cooker point, double radiator, built in cupboard housing the wall mounted gas central heating boiler, cornice ceiling mouldings, uPVC rear entrance door with opaque glass.



Front Bedroom 1 11' 10" x 14' 6" (3.61m x 4.42m)
(second measurement reducing to 11' 9") with two double fitted wardrobes with hanging space, central built in chest of drawers and overhead storage cupboard, telephone point, radiator.



Rear Bedroom 2 12' 0" x 10' 0" (3.66m x 3.05m)
with radiator, cornice ceiling mouldings.



Shower Room
with tiled shower compartment with

thermostatically controlled shower, pedestal wash basin, radiator, tiled walls, uPVC double glazed window with opaque glass.



Separate WC

with low level wc, part-tiled walls, radiator, access to loft, uPVC double glazed window with opaque glass.

OUTSIDE

Gardens

The property occupies established gardens, with the front garden laid to lawn, standing behind a brick boundary wall. the adjacent concrete driveway leads through a pair of metal gates, provides off-road parking and having restricted access leading to the rear garage. The rear garden enjoys an open aspect overlooking the adjacent school field, partly laid to lawn with paved patio and external cold water tap.



Garage

With restricted access. Detached concrete sectional garage with up-and-over door, side personal door.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or

solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: The property is situated within this sought after location and can be approached by travelling from Doncaster along Thorne Road, turn right into Town Moor Avenue, turn left into Sandringham Road, turn left into Ennis Road and the property will be found on the left hand side identified by our "For Sale" board.

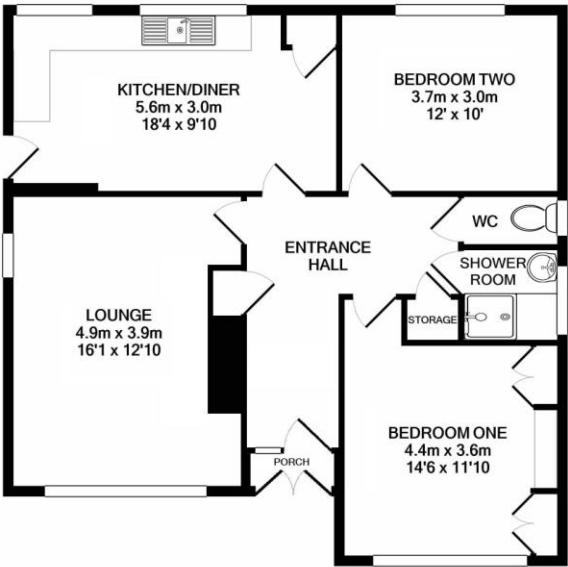
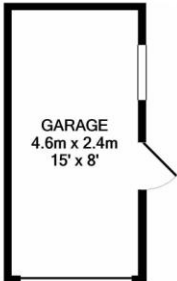
ENERGY PERFORMANCE

[Energy Efficiency Rating: Current D 65, Potential C 80](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 c |
| 55-68 | D | 65 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Awaiting EPC

A full copy of the EPC is available upon request.
RA 23149 NH/DR 05/01/21



TOTAL APPROX. FLOOR AREA 79.0 SQ.M. (850 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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