



## Darlington Grove, Doncaster, Doncaster



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### Offers in excess of £120,000

- Ample parking space
- Garden
- Two reception rooms
- Excellent transport links
- Garage
- Nearby schools
- Freehold
- EPC rating TBC
- Council Tax - A





Welcome to a charming semi-detached house, now available for sale! This delightful property offers the perfect blend of comfort and convenience, being in good overall condition and ready to welcome its new owners.

The house boasts two welcoming reception rooms, ideal for entertaining or simply relaxing after a long day. Within the heart of the home, you'll find a well-kept kitchen, just waiting for the aroma of home-cooked meals to fill the air.

This property offers two comfortable bedrooms and a practical bathroom, creating the ideal setup for a small family or professional couple.

One of the unique features of this property is the ample parking space, accompanied by a single garage - a rare find in today's market! Not only that, but you'll also be delighted with the lush garden, perfect for those who have a green thumb. Plus, there's a BBQ area just waiting for those summer get-togethers with friends and family.





The property is located in an area with excellent public transport links, making commuting a breeze. For families, there are nearby schools and a variety of local amenities to choose from. Moreover, the walking routes in the vicinity offer a breath of fresh air and a chance to unwind in nature.

This home falls under Council Tax Band A, making it an attractive prospect for first-time buyers and investors alike. So don't delay! This lovely semi-detached house is waiting for you to make it your own.

#### Entrance

Living Room 3.7m x 3.8m (12'1" x 12'6")

Dining Room 3m x 2.92m (9'10" x 9'7")

Kitchen 2.9m x 2.73m (9'6" x 9'0")

#### Stairs and Landing

Bathroom 2.44m x 1.7m (8'0" x 5'7")

Bedroom One 2.93m x 4.82m (9'7" x 15'10") Bedroom Two 3.3m x 2.6m (10'10" x 8'6")

#### Disclaimer

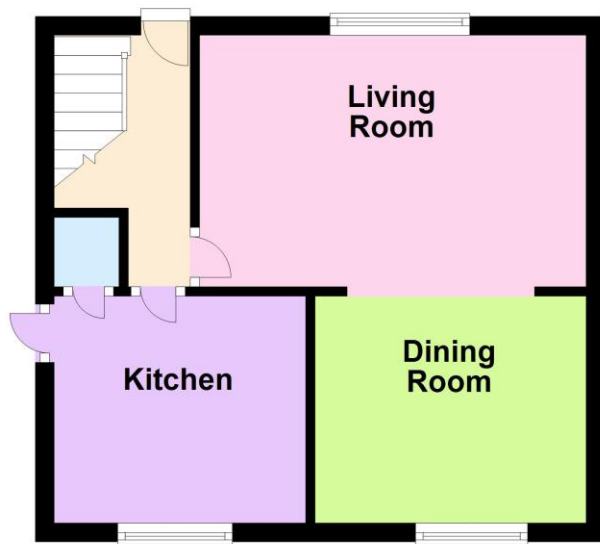
Ashfield Avenue - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

#### AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Goto. Goto charge a fee for this service.

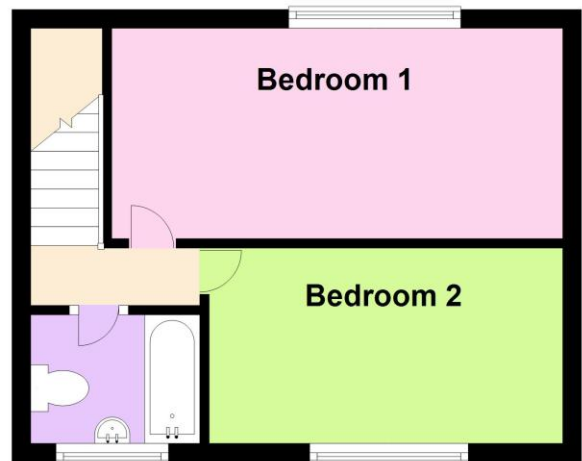
### Ground Floor

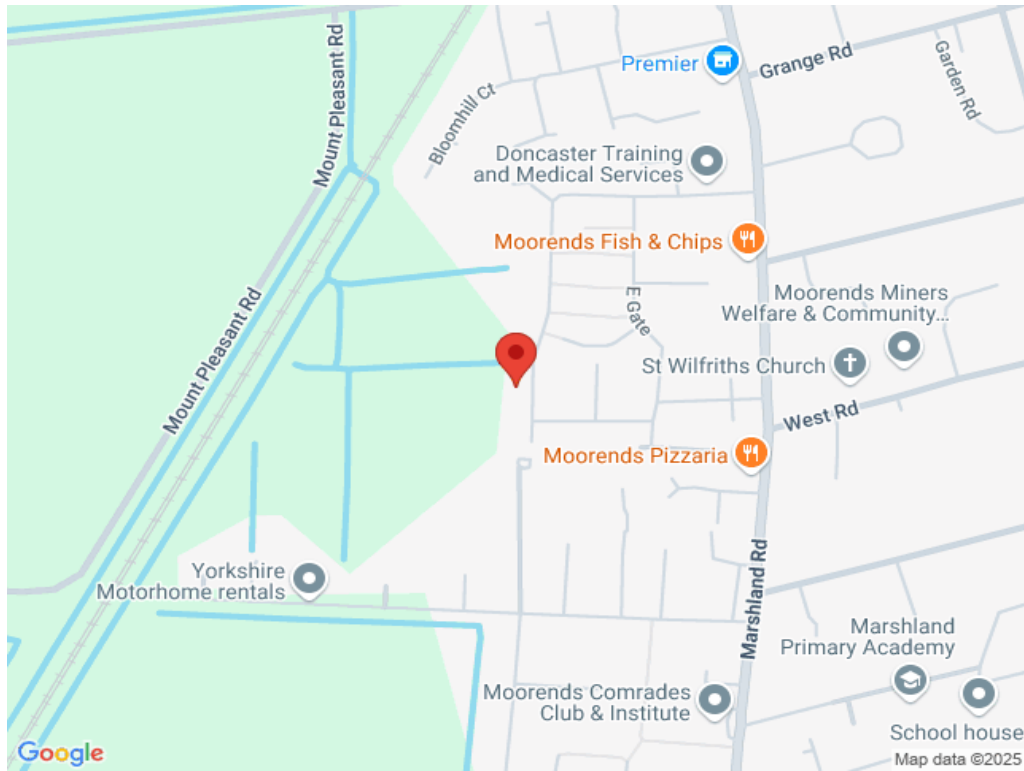
Approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)





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