



## 25 Ashburton Close,

Adwick-Le-Street, Doncaster, DN6 7DE

Offers in the region of £77,500



Offered for sale is this well presented / modern, two bedroom ground floor apartment located in the village of Adwick-le-street, This property briefly comprises of a spacious living room and separate modern fitted kitchen. A complete bathroom, spacious hallway and ample storage cupboards. Communal entrance to the building front and rear garden space and ample car parking with both bath and shower, heated towel rail, and ample storage space. Adwick is in apart or a small village community and is in close proximity to an array of local amenities and schools that are within walking distance. Being within a short drive from the A1 makes it perfect for commuters.





## ENTRANCE

Composite front doors, leading to the hallway with telecom intercom, built in cupboard space and access to bedrooms, lounge and bathroom.

## KITCHEN 10'5" x 8'11" (3.194 x 2.718)

A modern fitted kitchen with a range of white wall units, Black high gloss base units incorporating work preparation surfaces, inset with a sink unit with mixer tap and built in electric double oven and hob. Supplied with plumbing for an automatic washing machine, power points, strip lighting and window overlooking the rear garden. The walls have cream brick style tiled splashbacks, a wall mounted cupboard housing the gas meter and built in cupboard.

## LOUNGE /DINER 16'7" x 12'6" (5.064 x 3.813)

Rear facing UPVC window and door, two radiators, storage cupboard with combi boiler, grey laminate flooring, internal Georgian glass inset door, air vents power points, and tv arial point.,

## BATHROOM 6'6" x 5'9" (2.00 x 1.754)

A complete White suite comprising of a sink, panelled bath with electric shower over, low flush toilet, white tiled walls, grey tiled floor and heated towel rail.

## BEDROOM ONE 12'1" x 10'2" (3.704 x 3.121)

Front facing double bedroom with UPVC window, walk in wardrobe, central heated radiator, grey carpet, and power points.

## BEDROOM TWO 9'1" x (2.778 x)

Rear facing double bedroom, UPVC window, gas central heated radiator, power points.

Communal park parking

Front and rear gardens

## ADDITIONAL INFORMATION

TOGETHER HOUSING TEL 0300 55 55 560  
HARRISON STREET  
WAKEFIELD WF1 1PS

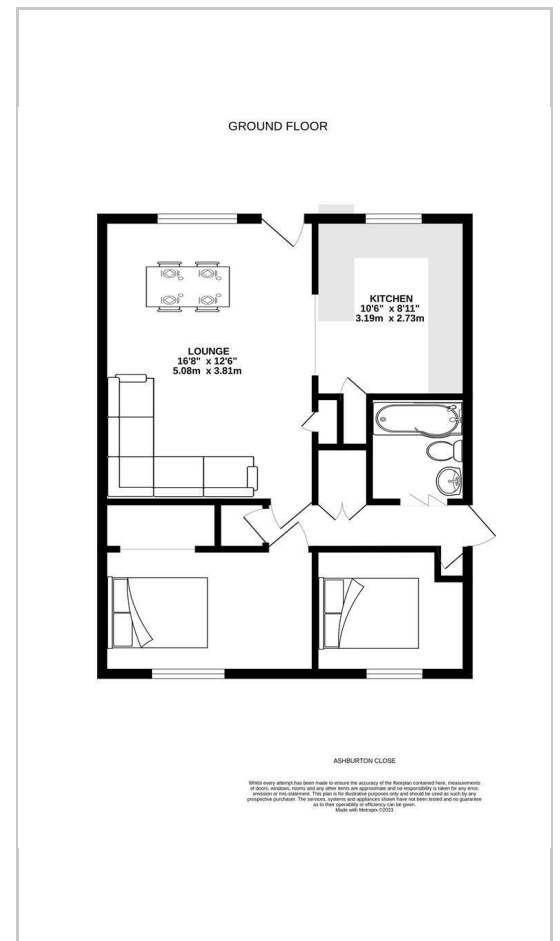
TOGETHER HOUSING SERVICE CHARGE APPROX £102.98

LEASEHOLD- 99 YEARS REMAINING ON A 125 YEARS

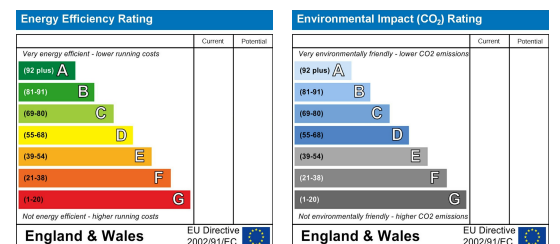
## Area Map



## Floor Plans



## Energy Efficiency Graph



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