



## 31 Swinburne Avenue Adwick-Le-Street, Doncaster, DN6 7DH

Welcome to this charming semi-detached house located on Swinburne Avenue in the delightful area of Adwick-Le-Street, Doncaster. This property boasts Three reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal home for a family or those who love to entertain. Upon entering, you are greeted by a warm and inviting atmosphere, perfect for relaxing after a long day. The three reception rooms offer ample space for both formal gatherings and casual lounging, ensuring there is room for everyone to enjoy. The single-story extension adds a modern touch to the property, providing additional living space and enhancing the overall functionality of the home. With three good-sized reception rooms, there is plenty of flexibility to create the perfect layout to suit your lifestyle. One of the standout features of this property is the off-road parking, ensuring convenience for you and your guests. The private rear garden offers a tranquil retreat where you can unwind and enjoy the outdoors in peace. Located in a great area, this house combines comfort with practicality, making it a wonderful place to call home. Don't miss the opportunity to make this lovely property your own and experience the joys of living in this welcoming community.

**Offers in the region of £179,950**

# 31 Swinburne Avenue

Adwick-Le-Street, Doncaster, DN6 7DH



- Sought after location
- 3 Bedrooms & family bathroom
- Off road parking. No chain
- Great for first time buyers & Families
- Deceptively spacious living, ideal for families
- Walking distance to local amenities, schools, shops & leisure centre
- Council Tax B / EPC to follow
- Single storey extension
- Private enclosed rear garden
- Viewing is highly recommended

Hallway

Driveway

Lounge

NO CHAIN

Reception room

Kitchen

Rear extension reception room

Landing

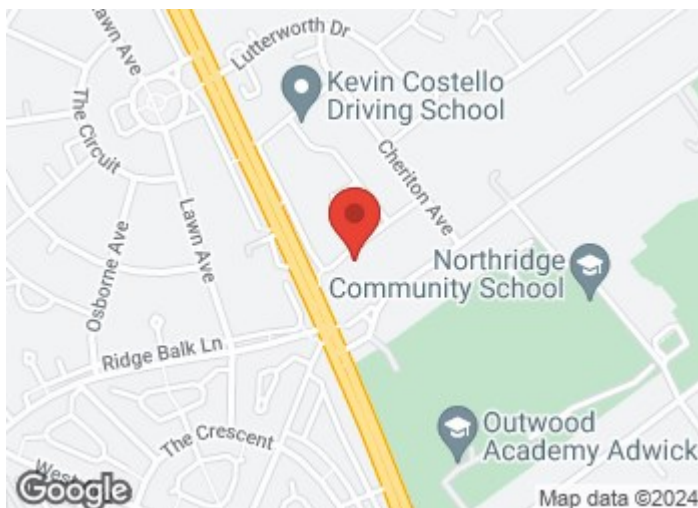
Bedroom one

Bedroom two

Bedroom three

Bathroom

Front and Rear Gardens

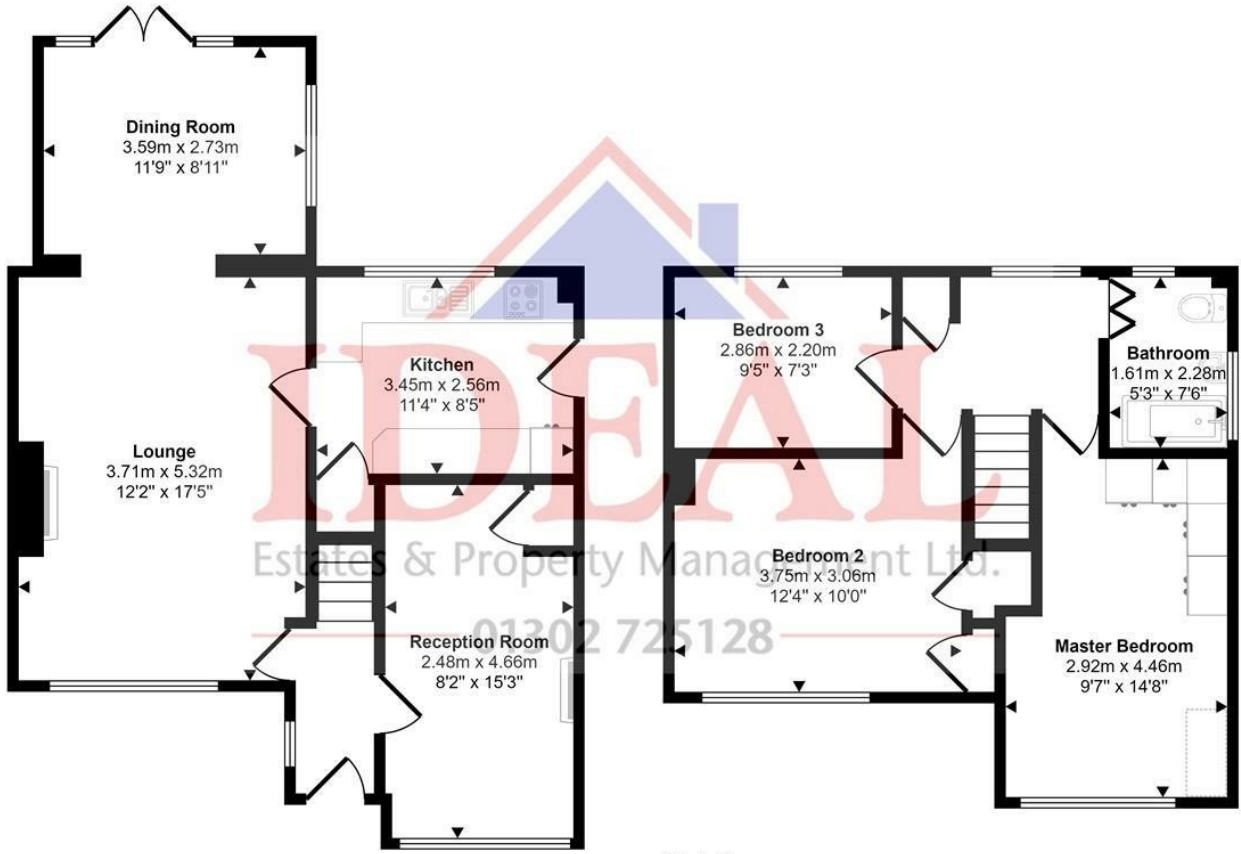


Directions



# Floor Plan

Approx Gross Internal Area  
101 sq m / 1087 sq ft



Ground Floor  
Approx 57 sq m / 614 sq ft

First Floor  
Approx 44 sq m / 473 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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