



23 Wordsworth Avenue, Campsall

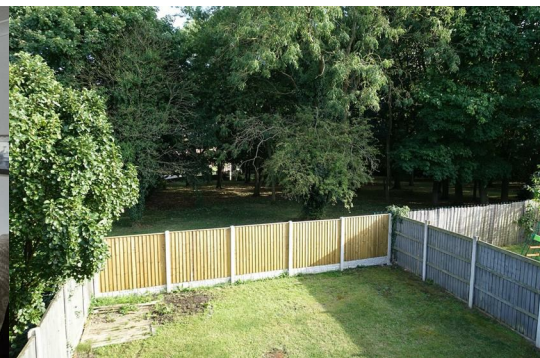
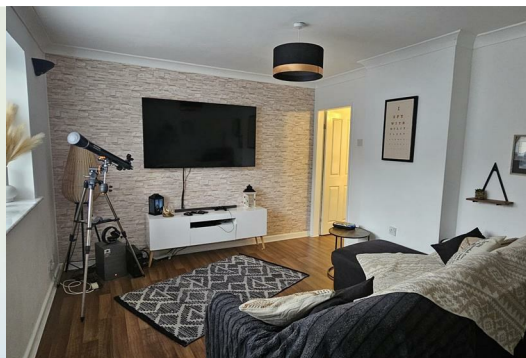
, Doncaster, DN6 9NF

Offers in the region of £150,000



Nestled in the charming Wordsworth Avenue of Doncaster, this semi-detached house is a perfect gem for first-time buyers. Recently renovated, this property boasts a new kitchen, fresh decoration, and plush carpets throughout, offering a modern and inviting living space.

As you step inside, you are greeted by a stylish open plan kitchen diner, complete with French doors that lead out to the rear garden, perfect for enjoying a morning coffee or hosting a summer barbecue. The well-presented lounge provides a cosy retreat, while the three bedrooms offer comfortable sanctuaries for relaxation. Additionally, the boarded out loft occasional room provides extra space for a home office or hobby area. Located in the desirable area of Campsall, this property benefits from a range of local amenities within easy reach, making daily errands a breeze. With excellent access to major motorway networks such as the A1, commuting is convenient for those who need to travel for work or leisure. For added comfort, the property features full Gas Central Heating, ensuring warmth and cosiness during the colder months. To truly appreciate the prime location and generous size of this property and private rear garden, a viewing is highly recommended. Don't miss out on the opportunity to make this house your home sweet home in the heart of Doncaster.



Front Porch

A good sized porch with access to front entrance hall. The hallway leads through to the lounge and stairs to the first floor.

Lounge 16'6" (5.054)

A nice sized lounge with a large front facing window. Tv aerial, PowerPoints and large radiator. This lounge has oak style laminate running through into the kitchen area.

Kitchen/Diner 19'11" x 9'7" (6.083 x 2.939)

This is a great sized kitchen/Diner with large patio doors opening into the rear garden. There is also a side facing window letting in plenty of light. The kitchen offers plenty of cupboard space, PowerPoints and an electric built in oven with a gas hob.

Landing

Having a side facing window and access to bedrooms and loft space.

Bedroom 1 11'2" x 9'7" (3.421 x 2.943)

A double bedroom with large front facing window, radiator and PowerPoints.

Bedroom 2 10'11" x 11'0" (3.335 x 3.377)

Another good sized double bedroom with a large radiator and window facing the rear garden.

Bedroom 3 8'8" x 8'5" (2.656 x 2.589)

A front facing room with radiator and power points.

Loft room

Boarded out loft space with skylight window, ideal for storage and occasional room.

Garden

A great size private garden with a slabbed patio and large lawned area to the rear. Entrance also through a side gate.

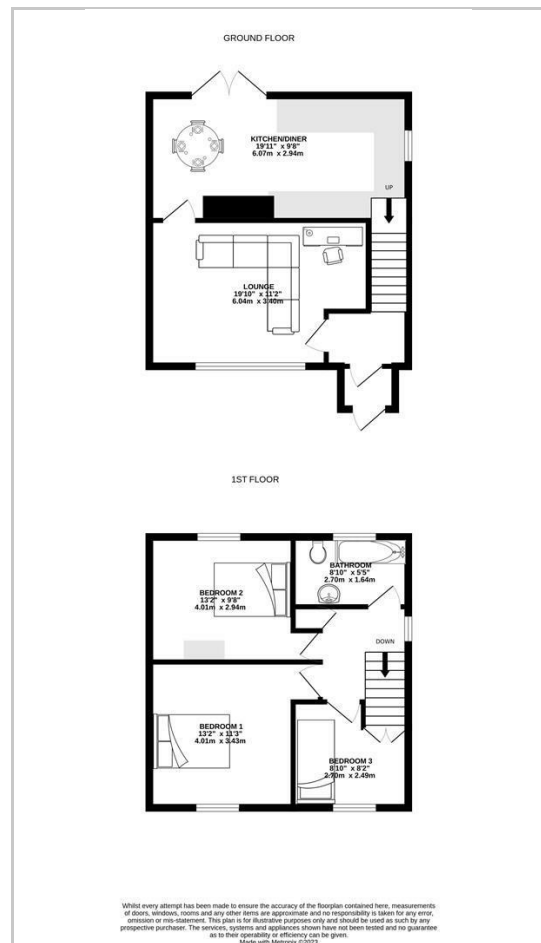
Additional information

This home is non standard airy construction with a certificate it is offered with no forward chain. council tax is band A

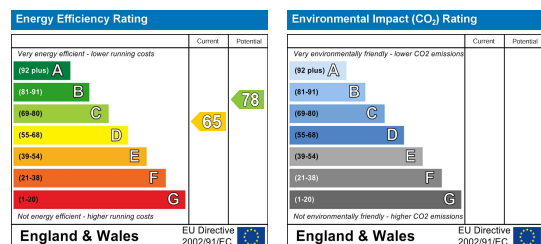
Area Map



Floor Plans



Energy Efficiency Graph



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