



Grange Avenue, Hatfield, Doncaster



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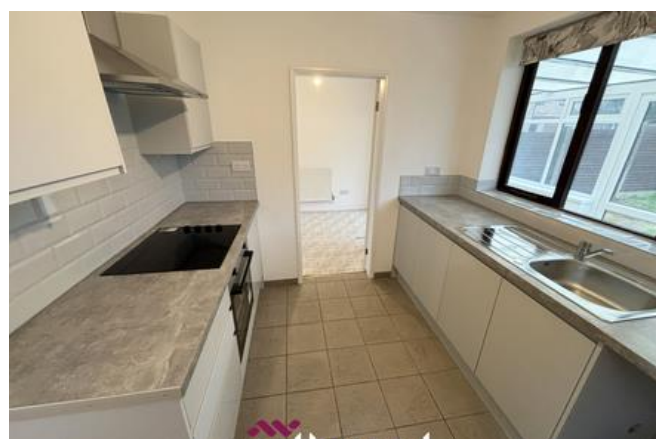
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OIRO £200,000

- NEWLY FITTED MODERN KITCHEN
- GARAGE AND DRIVEWAY FOR AMPLE OFF-ROAD PARKING
- GENEROUSLY SIZED LIVING/DINING ROOM
- LOW MAINTENANCE GARDEN
- FREEHOLD
- EPC Rating D
- RENOVATED TO A MODERN STANDARD
- FAMILY BATHROOM WITH P SHAPED BATH
- CONSERVATORY WITH AMPLE NATURAL LIGHT
- RENOVATED TO A MODERN STANDARD
- Council Tax Band B



This FANTASTIC three bedroom semi detached property has gone through some modifications enhancing its kerb appeal. This spacious family home has abundance of natural light giving it that bright and airy feel throughout. IT IS CHAIN FREE AND MOVE IN READY!!!!

Upon entry you will be greeted by a generously size Lounge/Diner fit for the growing family, with the added bonus of a conservatory with large windows allowing you to take in the sizable garden, leading to the newly modern kitchen with an extra amenity space, perfect for storage/ laundry.

To the upper floor you will find Two double bedrooms with large windows and built in wardrobes and a good sized single bedroom, a family bathroom with a P shaped bath and over head shower.



To the front of the property you have a grassed area and a driveway perfect for ample vehicles, leading to the back through double gates.

There is a rear low maintenance garden awaiting that personal touch with a grassed area and a patio perfect for entertaining family and friends, a garage situated at the back with a wrap around fence which is not overlooked.

You are nicely situated just a hop skip and a jump away from your local HATFIELD MARINA and THE JUBILEE FIELDS where you can take a dog walk or just a stroll to take in all the wonderful wildlife. Near all local amenities, schools and transport links including the motorway.....

WHAT MORE COULD YOU ASK FOR!!!!!!!

STAIRS/HALLWAY

LIVING ROOM/DINER 7.49m x 4.02m (24'7" x 13'2")

KITCHEN 2.59m x 2.54m (8'6" x 8'4")

CONSERVATORY 2.3m x 4.27m (7'6" x 14'0")



LANDING

BEDROOM ONE 3.8m x 2.84m (12'6" x 9'4")

BEDROOM TWO 3.1m x 3.18m (10'2" x 10'5")

BEDROOM THREE 2.16m x 2.43m (7'1" x 8'0")

DISCLAIMER

Disclaimer 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.

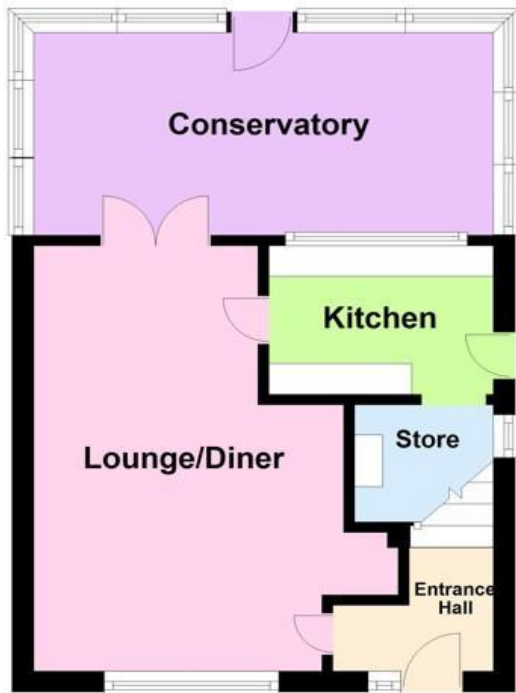
AML

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, Coadjute. Coadjute charge a fee for this service.

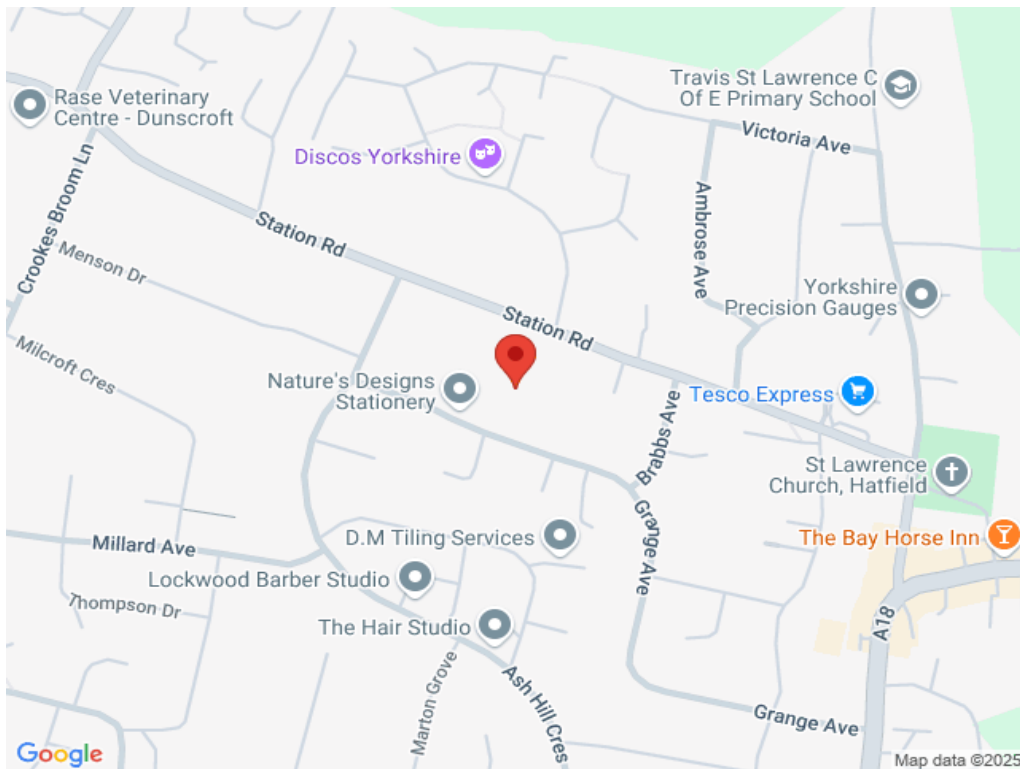




Ground Floor



First Floor



 **northwood**

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