





welcome to

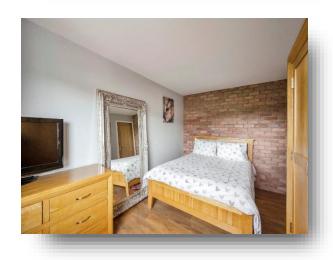
Gresley Avenue, Bawtry Doncaster

Well presented THREE bedroom semi-detached home in the sought after location of Bawtry. Benefiting from DRIVE, GARAGE AND OUTBUILDING/STORE. Viewing highly recommended to appreciate the accommodation on offer here.













Ground Floor Accommodation

Entrance Lobby

Lounge/Dining Room

25' \times 12' 1" narrowing to 8' ($7.62m \times 3.68m$ narrowing to 2.44m)

Light and bright lounge/dining room having rear facing French doors, a front facing double glazed window, wall lights, coving to the ceiling and a central heating radiator.

Kitchen

13' 1" \times 10' 3" extending to 11' 4" ($3.99m \times 3.12m$ extending to 3.45m)

Extended kitchen having a range of wall and base units, complimentary worktops and benefiting from a built in oven and gas hob with extractor fan over. There is a useful under stairs cupboard, space for a washing machine, tumble dryer and fridge freezer. Tiling to the floor, two rear facing double glazed windows and a rear facing entrance door.

First Floor Accommodation

Landing

Having a side facing double glazed window, central heating radiator and loft access

Bedroom One

13' 5" x 9' 5" (4.09m x 2.87m)

Double bedroom having a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m)

Double bedroom having a rear facing double glazed window and a central heating radiator

Bedroom Three

8' 9" x 7' 1" (2.67m x 2.16m)

Third bedroom having a front facing double glazed window and a central heating radiator.

Bathroom

Modern family bathroom having a bath with shower attachment, wash hand basin and a low flush WC, Fully tiled to the wall and floor, a rear facing double glazed window with obscure glass. The bathroom also benefits from a heated towel rail and spotlights to the ceiling.

External

To the front of the property is a low maintenance pebbled garden and driveway leading to the garage. To the rear of the property is an attractive enclosed garden, mainly laid to lawn with a raised decked seating area. The rear garden benefits from an outside tap and well stocked borders.

Outbuilding

Generous size brick built outbuilding and store situated in the rear garden, suitable for a variety of uses.

Garage

16' 11" x 7' 2" plus recess (5.16m x 2.18m plus recess) With electric garage door and courtesy door to rear.

Agents Note

We recommend any prospective purchaser ensures the garage is wide enough for their individual needs if vehicle access is required.





welcome to

Gresley Avenue, Bawtry Doncaster

- Beautiful Semi-Detached Home
- Sought After Village Location
- Three Bedrooms
- Council Tax Band B
- Extended Kitchen

Tenure: Freehold EPC Rating: C

£197,000







Central Dr. Sliving Ave Coogle

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: BWY107179 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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