

# Scarth Avenue, Hexthorpe Doncaster



# welcome to

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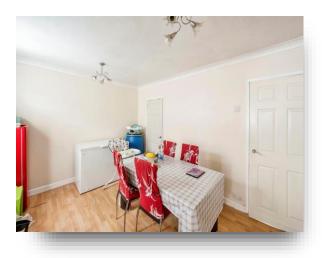
Situated in this popular location of Hexthorpe is this three bedroom end-terraced property which is ideal for first time buyers or investors. The property comes to the market with no onward chain!













#### Lounge

13' 5" x 9' 11" plus bay window ( 4.09m x 3.02m plus bay window )

Accessed through a front facing exterior door. There is a front facing bay double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

#### **Inner Hall Way**

There are stairs which rise to the first floor landing.

#### **Dining Room**

13' 3" x 10' 7" ( 4.04m x 3.23m )

With a rear facing double glazed window. There is laminate flooring, coving to the ceiling and a central heating radiator.

#### Kitchen

16' 1" x 13' 1" (4.90m x 3.99m) Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There is a breakfast bar, tiling to the floor, a central heating radiator and coving to the ceiling. With a rear facing double glazed window and rear and side facing doors which give access to the rear garden.

#### First Floor Landing Bedroom Two

13' 5" x 7' 3" ( $4.09m \times 2.21m$ ) With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bedroom Three**

10' 7" x 8' 4" ( $3.23m \times 2.54m$ ) With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

#### Bathroom

Fitted with a WC, a wash hand basin, a panelled bath and a shower cubicle with electric shower. There is a central heating radiator and a rear facing obscure double glazed window.

#### **Second Floor Landing**

#### **Bedroom One**

15' 1" x 13' 2" max ( 4.60m x 4.01m max ) With front and rear facing skylight windows.

#### Outside

To the rear of the property is a block paved patio garden with brick surround to provide privacy.





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## Scarth Avenue, Hexthorpe Doncaster

- THREE BEDROOM END-TERRACED PROPERTY
- CORNER PLOT
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

# £100,000





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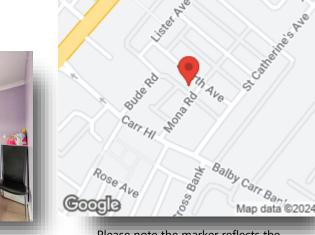
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Please note the marker reflects the postcode not the actual property