



**Baines Avenue, Edlington DONCASTER**

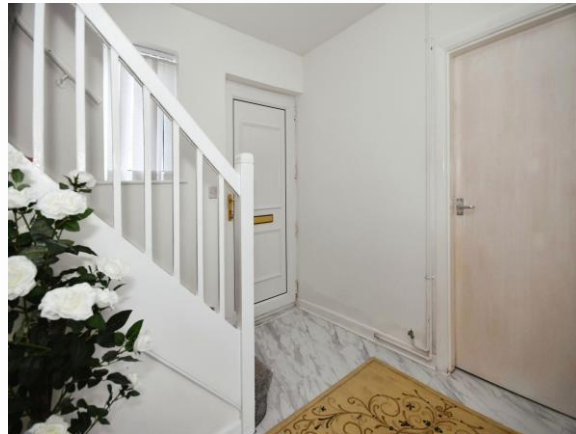




**welcome to**

**Baines Avenue, Edlington DONCASTER**

GUIDE PRICE £130,000-£140,000. This three bedroom mid-terraced home benefits from a spacious rear garden, a luxury modern shower room and a dual aspect lounge diner. Available with no onward chain and close to a range of local amenities, schools and motorway links.



### **Entrance Hall**

With a front facing exterior door, a front facing double glazed window, stairs which rise to the first floor landing and useful understairs storage.

### **Ground Floor W.C.**

Fitted with a low flush WC, a wash hand basin with mixer tap, partial tiling to the walls, a heated towel rail and a front facing obscure double glazed window.

### **Lounge Diner**

16' 5" x 11' 6" ( 5.00m x 3.51m )

With a front facing double glazed window and a rear facing double glazed window. There is a central heating radiator and an electric feature fireplace as the focal point of the room.

### **Kitchen**

13' 4" x 8' 11" ( 4.06m x 2.72m )

Fitted with a range of complimentary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, space for a fridge-freezer and plumbing for a washing machine. There is complimentary splashback tiling, two rear facing double glazed windows and a rear facing door providing access to the rear garden.

### **First Floor Landing**

With access to the three bedrooms and family shower room.

### **Bedroom One**

11' 6" x 8' 2" ( 3.51m x 2.49m )

With a rear facing double glazed window, a useful storage cupboard and a central heating radiator.

### **Bedroom Two**

12' 10" x 9' 9" max ( 3.91m x 2.97m max )

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

11' 6" max x 8' 1" ( 3.51m max x 2.46m )

With a front facing double glazed window and a central heating radiator.

### **Shower Room**

Fitted with a low flush WC, a wash hand basin on a vanity unit and a walk-in shower. There is a front facing obscure double glazed window, wall to floor tiling, a useful storage cupboard housing the wall mounted boiler and a central heating radiator.

### **Outside**

To the front of the property there is a brick enclosed garden with a variety of mature shrubs. A side ginnel provides access to the rear garden where there is a generous lawned garden, outdoor sheltered canopy, patio, a footpath to the rear and garden shed.



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welcome to

## Baines Avenue, Edlington DONCASTER

- GUIDE PRICE £130,000-£140,000
- THREE BEDROOM MID-TERRACED HOME
- SPACIOUS THROUGH LOUNGE DINER
- WELL-PRESENTED KITCHEN
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

guide price

**£130,000-£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122957 - 0003

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