

Osborne Avenue, Woodlands DONCASTER

welcome to

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GUIDE PRICE £180,000-£190,000. This three bedroom semi-detached impressive corner plot family home benefits from a superb open plan kitchen diner with focal island, a snug lounge, generous enclosed front and rear gardens and off road parking.













Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing and access to the lounge and kitchen diner.

Kitchen Diner

19' 9" x 14' (6.02m x 4.27m)

A high spec well-presented open plan kitchen diner which is fitted with a modern range of complimentary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, a built-in oven, plumbing for a washing machine, space for a fridge and freezer and a focal island providing a superb dining and breakfast space. There is under wall unit lighting, front and rear facing double glazed windows, downlights to the ceiling, two central heating radiators, useful understairs storage and access to the rear lobby.

Lounge

12' 10" max x 13' 10" (3.91m max x 4.22m) With a front facing double glazed window, a central heating radiator and a TV media wall.

Inner Lobby

With an additional front facing exterior door, access to the useful stores and a rear facing door providing access to the rear garden.

First Floor Landing

With a loft hatch and a rear facing double glazed window.

Bedroom One

12' 11" \times 10' 7" max ($3.94m \times 3.23m \text{ max}$) With a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 11" x 10' 4" (3.94m x 3.15m)

With a front facing double glazed window, a useful built-in storage cupboard and a central heating radiator.

Bedroom Three

9' 1" x 7' 6" (2.77m x 2.29m) With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a bath with an electric shower over. There is wall to floor tiling, a chrome heated towel rail and a side facing obscure double glazed window.

Outside

Situated on an impressive corner plot. To the front of the property there is a generous lawned garden with a driveway to the side which in-turn leads to the rear lobby. To the rear of the property there is a mainly laid to lawn garden with a patio area and fencing to the perimeter.





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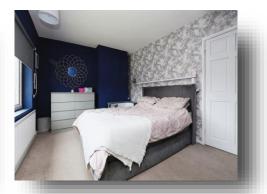
- GUIDE PRICE £180,000-£190,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT POSITION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- USEFUL RANGE OF STORAGE ROOMS

Tenure: Freehold EPC Rating: D

guide price

£180,000-£190,000







The Circuit.

Lawn Ave

Lawn Ave

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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR123080 - 0002

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01302 327121



william h brown

doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.