

Lime Tree Avenue, Hyde Park Doncaster

welcome to

Lime Tree Avenue, Hyde Park Doncaster

GUIDE PRICE £130,000-£140,000. This three bedroom semi-detached family home is situated on a corner plot with wrapped around front, side and rear gardens. Benefiting from a dual aspect lounge, a spacious kitchen and a ground floor shower room.













Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing, a central heating radiator, tiled flooring and access to the ground floor shower room.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a heated towel rail, tiling to the walls and floor and a side facing obscure double glazed window.

Kitchen

10' x 11' 8" (3.05m x 3.56m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a fridge and freezer, an electric and gas cooker point, plumbing for a washing machine, a wall mounted boiler and wall to floor tiling. There are two rear facing double glazed windows, a side facing double glazed window and a rear facing door providing access to the rear garden.

Lounge

11' x 10' 6" (3.35m x 3.20m)

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.

First Floor Landing

With a rear facing double glazed window, a loft hatch and an airing cupboard.

Bedroom One

16' x 8' 6" plus recess (4.88m x 2.59m plus recess) With front and rear facing double glazed windows, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Bedroom Two

12' 3" max \times 7' 8" (3.73m max \times 2.34m) With a front facing double glazed window and a central heating radiator.

Bedroom Three

7' 7" x 8' (2.31m x 2.44m)

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

Outside

Situated on an impressive corner plot with wrapped around lawned gardens to the front, side and rear. There is a front gate with privet hedging to the front and side. To the rear there is a mainly laid to lawn garden with patio and a variety of mature shrubs and plants to the borders.





welcome to

Lime Tree Avenue, Hyde Park Doncaster

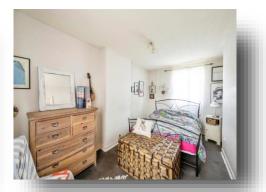
- GUIDE PRICE £130,000-£140,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT
- **DUAL ASPECT LOUNGE**
- GROUND FLOOR SHOWER ROOM

Tenure: Freehold EPC Rating: Awaited

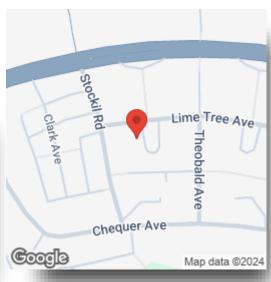
quide price

£130,000-£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123088



Property Ref: DCR123088 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or



william h brown

doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

01302 327121

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.