



Churchill Avenue, Off York Road Doncaster



welcome to

Churchill Avenue, Off York Road Doncaster

This three bedroom semi-detached home is available with no onward chain situated in this popular location close to local amenities and excellent transport links. Benefiting from a lift, front and rear gardens and off road parking.



Entrance Hall

With a front facing timber door, a wall mounted boiler, a central heating radiator and dado rail.

Lounge

13' 9" x 11' 11" (4.19m x 3.63m)

With a front facing double glazed bay window, a central heating radiator, a feature gas fire and coving to the ceiling. The lounge is open plan to the dining room.

Dining Room

11' 1" x 10' 10" (3.38m x 3.30m)

With rear facing double French doors, coving to the ceiling, panelled walls and a lift which rises to the first floor bedroom two.

Kitchen

11' x 7' 4" plus bay (3.35m x 2.24m plus bay)

With a side facing double glazed bay window and a rear facing double glazed door. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has under counter space and plumbing for a washing machine, vinyl flooring and panelling to the walls.

Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a low flush WC and vinyl flooring.

First Floor Landing

With a side facing obscure double glazed window and dado rail.

Bedroom One

13' 11" x 11' 11" (4.24m x 3.63m)

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

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

With a rear facing double glazed window, a central heating radiator, a built-in cupboard and access to the lift.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)

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

Bathroom

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and wet room style shower. There is a central heating radiator, an extractor fan and partial tiling to the walls.

Outside

To the front of the property there is a lawned garden with brick boundary wall and flower beds. There are double gates which lead to the driveway which provides off road parking for numerous vehicles and leads to the garage. To the rear of the property there is a lawned garden with paved patio, decorative borders and a brick built store.

Store

With a side facing obscure double glazed door and window.

Garage

With front facing double door, a side facing window and a rear facing window.



view this property online williamhbrown.co.uk/Property/DCR123131



welcome to

Churchill Avenue, Off York Road Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE OPEN PLAN TO DINING ROOM
- INSTALLED LIFT
- KITCHEN
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

fixed price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123131



Property Ref:
DCR123131 - 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.

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk