



**Glyn Avenue, DONCASTER**

**welcome to**

**Glyn Avenue, DONCASTER**

This charming three-bedroom Victorian-style mid-terraced home is beautifully presented and available with no onward chain with a spacious kitchen, a ground-floor WC and useful storage space. Ideal for first time buyers or investors.



### Entrance Hall

With a front facing sheltered canopy with front door, mosaic tiled flooring, stairs which rise to the first floor landing, a central heating radiator and access through to the lounge and dining room.

### Lounge

14' 5" into bay x 10' 9" max ( 4.39m into bay x 3.28m max )  
With a front facing double glazed bay window, a central heating radiator, spotlights to the ceiling and fitted storage.

### Dining Room

15' 1" max x 10' 10" max ( 4.60m max x 3.30m max )  
With a rear facing double glazed window, a central heating radiator, useful built-in storage and access through to the kitchen.

### Kitchen

15' 9" x 8' 3" ( 4.80m x 2.51m )  
Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with stainless steel cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is complimentary splashback tiling, spotlights to the ceiling, tiled flooring, a central heating radiator, a wall mounted combination gas central heating boiler and a side facing double glazed window. There is access to the inner hall.

### Inner Hall

With a side door giving access to the rear garden. There is access to the store room and downstairs WC.

### Downstairs W.C.

Fitted with a low flush WC and a corner wash hand basin with splashback tiling.

### Store Room

9' 1" x 4' ( 2.77m x 1.22m )

### First Floor Landing

With two loft hatches both fully boarded providing additional storage space.

### Bedroom One

12' x 14' 2" max ( 3.66m x 4.32m max )  
With two front facing double glazed windows and a central heating radiator.

### Bedroom Two

13' 4" x 8' 4" max ( 4.06m x 2.54m max )  
With a rear facing double glazed window and a central heating radiator.

### Bedroom Three

9' 3" x 8' 4" max ( 2.82m x 2.54m max )  
With a rear facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with an electric shower over and screen. There is tiling to the walls, an extractor fan and a side facing obscure double glazed window.

### Outside

To the front of the property there is a courtyard with wooden gate and a brick boundary pillared wall. To the rear of the property there is an enclosed low maintenance tiered concrete garden with sheltered storage space and wooden gates to the rear service lane.

### Additional Information

The vendor has made us aware that the property has a EICR Electrical 5 year certificate dated 1 April 2024  
The property has gas central heating.



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## Glyn Avenue, DONCASTER

- THREE WELL-PROPORTIONED BEDROOMS
- NO ONWARD CHAIN
- CITY CENTRE LIVING
- GROUND FLOOR WC AND USEFUL STORAGE SPACE
- MODERN DECOR WITH CHARACTERFUL FEATURES

Tenure: Freehold EPC Rating: D

offers over

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123559 - 0003

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