



**Shaftesbury Avenue, Intake Doncaster**

welcome to

## Shaftesbury Avenue, Intake Doncaster

This three bedroom semi-detached home is situated on a corner plot with ample off road parking with a driveway and garage. Situated close to a range of amenities, Doncaster racecourse, a range of transport links and is available with no onward chain.



## **Entrance Hall**

With a front facing exterior door, stairs which rise to the first floor landing and a central heating radiator.

## **Dining Room**

12' 2" max x 9' 8" ( 3.71m max x 2.95m )

With a front facing double glazed window, a central heating radiator and an open archway through to the lounge.

## **Lounge**

12' 11" x 12' 2" max ( 3.94m x 3.71m max )

With a rear facing double glazed window, coving to the ceiling, a feature fireplace and a central heating radiator.

## **Kitchen**

11' 4" x 5' 11" ( 3.45m x 1.80m )

With a rear facing double glazed window and a side facing door providing access to the rear garden. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has space for a gas cooker, a useful pantry, a central heating radiator and space for a washing machine, fridge and freezer. There is access through to the breakfast room.

## **Breakfast Room**

9' 5" x 7' 10" ( 2.87m x 2.39m )

With a rear facing double glazed window and a central heating radiator. A versatile room situated off the kitchen which could also be used as a utility room/breakfast space.

## **First Floor Landing**

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

## **Bedroom One**

11' 11" x 11' 6" ( 3.63m x 3.51m )

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

## **Bedroom Two**

11' 4" x 11' plus recess ( 3.45m x 3.35m plus recess )

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

## **Bedroom Three**

8' 1" x 9' 6" ( 2.46m x 2.90m )

With a rear facing double glazed window, a central heating radiator and a wall mounted boiler.

## **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, a central heating radiator, tiled flooring and a front facing obscure double glazed window.

## **Outside**

To the front of the property there is a generous mainly laid to lawn garden with privet hedging and screening. There is a driveway to the side providing off road parking and leads to the garage. To the rear of the property there is an enclosed lawned garden with mature shrubs and plants.

## **Garage**

With an up and over door.



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## Shaftesbury Avenue, Intake Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- CORNER PLOT LOCATION
- SPACIOUS LOUNGE AND DINING ROOM
- BREAKFAST ROOM / UTILITY SPACE
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£140,000**



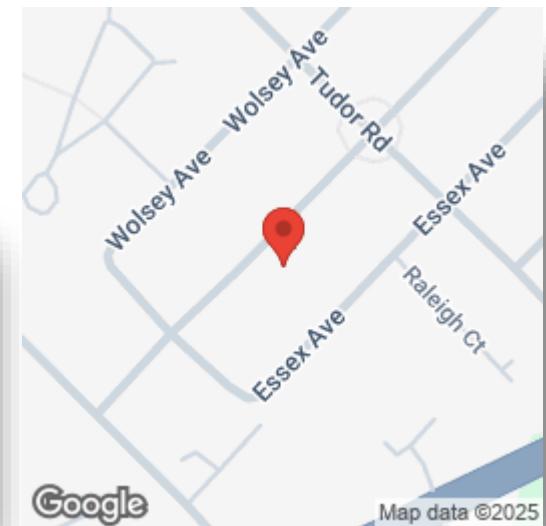
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Property Ref:  
DCR121541 - 0003

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Please note the marker reflects the postcode not the actual property



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