



**Northfield Avenue, Toll Bar Doncaster**



**welcome to**

**Northfield Avenue, Toll Bar Doncaster**

Situated close to local schools, amenities and transport links is this beautifully presented two bedroom semi-detached property which is ideal for buyers looking to get onto the property ladder. Available to purchase on a 50% shared ownership scheme with opportunity to staircase to 100%.



### **Lounge**

14' x 12' 2" ( 4.27m x 3.71m )

With a front facing composite door, a front facing double glazed window, laminate flooring, stairs which rise to the first floor landing and two central heating radiators.

### **Downstairs W.C.**

With a side facing obscure double glazed window. Fitted with a low flush WC, a hand wash basin, vinyl flooring and an extractor fan.

### **Kitchen**

12' 3" x 9' 7" ( 3.73m x 2.92m )

With rear facing double glazed windows and a rear facing obscure composite door. Fitted with wall and base units with coordinating work surfaces and tiled splashback housing the stainless steel 1 1/2 bowl sink with mixer tap. The kitchen has a four burner gas hob, a single electric oven with stainless steel extractor above and plumbing for a washing machine. There is a cupboard housing the central heating boiler, vinyl flooring throughout and a central heating radiator.

### **First Floor Landing**

With an ample built-in storage cupboard, access to the loft and a further storage cupboard housing the water tank.

### **Bedroom One**

12' 2" x 9' 9" ( 3.71m x 2.97m )

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

### **Bedroom Two**

12' 2" x 9' 6" max ( 3.71m x 2.90m max )

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

### **Bathroom**

With a side facing double glazed window. Fitted with a low flush WC, a wash hand basin and a bath with shower over and tiled surround. There is vinyl flooring, a central heating radiator and an extractor fan.

### **Garden**

To the front of the property there is a drive providing off road parking with a garden path and decorative flower beds to the sides. To the rear of the property there is a patio area and a well-presented lawn with decorative shrubs and plants to the borders. There is a garden shed, an outside tap, pond and an outside electric point.

### **Agent's Note**

This property is currently under shared ownership with 50% ownership by the seller. The property is offered to market in conjunction with Sanctuary Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.



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## **Northfield Avenue, Toll Bar Doncaster**

- 50% SHARED OWNERSHIP SCHEME WITH OPPORTUNITY TO STAIRCASE TO 100%
- TWO BEDROOM SEMI-DETACHED HOME
- WELL-PRESENTED THROUGHOUT
- KITCHEN DINER
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£65,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124473 - 0003

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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.



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