



Evelyn Avenue, Intake Doncaster

welcome to

Evelyn Avenue, Intake Doncaster

This three bedroom semi-detached home is situated in this popular location close to a host of local amenities, transport links and the City Centre. Occupying a corner plot with gardens to front, side and rear, off road parking and a garage.



Auctioneer's Comments

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Entrance Porch

With a side facing door and double glazed windows, laminate flooring and a door giving access to the entrance hall.

Entrance Hall

With laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

Lounge

12' 11" max to recess x 12' plus bay (3.94m max to recess x 3.66m plus bay)

With a front facing double glazed bay window, a wooden fire surround housing the gas coal effect

fire, coving to the ceiling and a central heating radiator. The lounge is open to the dining room.

Dining Room

17' 9" max x 6' 7" max (5.41m max x 2.01m max)

With rear facing double glazed French doors with double glazed side panels leading out to the rear garden, a side facing double glazed window, an understairs storage cupboard, laminate flooring and a central heating radiator.

Rear Lobby

With plumbing for a washing machine and access to the downstairs WC.

Downstairs W.C.

Fitted with a WC.

Breakfast Kitchen

11' 11" max x 11' 7" max (3.63m max x 3.53m max)

With a front facing double glazed window. Fitted with wall and base units with works surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas cooker point with extractor above, plumbing for a dishwasher and space for a fridge-freezer. There is complimentary tiling, tiled flooring and a door giving access to the dining area.

First Floor Landing

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

Bedroom One

12' 8" max x 13' 2" max (3.86m max x 4.01m max)

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

Bedroom Two

12' 8" to recess x 12' to recess (3.86m to recess x 3.66m to recess)

With a front facing double glazed window, a central heating radiator and a cupboard housing the central heating boiler.

Bedroom Three

8' 8" x 9' 7" (2.64m x 2.92m)

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

Bathroom

With a rear facing double glazed window. Fitted with a low flush WC, a wash hand basin and a double shower cubicle with shower. There is an extractor fan, downlights to the ceiling, a heated towel rail and tiling to the walls and floor.

Outside

The property occupies a corner plot with lawned gardens to the front and side with mature shrubs, plants and trees. There is a driveway providing off road parking which in-turn leads to the garage. To the rear of the property there is an enclosed lawned garden with patio.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILIES AND INVESTORS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124213 - 0002

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