

Sunnymede Avenue, Askern Doncaster

welcome to

Sunnymede Avenue, Askern Doncaster

GUIDE PRICE £125,000-£130,000. This two bedroom semi-detached home is ideal for a first time buyer or investor with scope to put your own stamp on and available with no onward chain. Situated on a double width plot close to a range of amenities, shops and Askern lake.













Entrance Hall

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

Lounge

11' x 10' 7" max (3.35m x 3.23m max)

With a front facing double glazed bay window, a gas feature fireplace and a central heating radiator.

Dining Room

12' x 14' 3" (3.66m x 4.34m)

With a rear facing double glazed window, a central heating radiator, a gas feature fireplace, a useful storage cupboard and access through to the kitchen.

Kitchen

12' 9" x 7' 4" (3.89m x 2.24m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric cooker point, plumbing for a washing machine and space for a fridge and freezer. There is a central heating radiator, splashback tiling, area for a dining table and chairs, side and rear facing double glazed windows and side facing door.

First Floor Landing

With a side facing double glazed window.

Bedroom One

10' 11" x 14' 3" (3.33m x 4.34m)

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

Bedroom Two

11' 2" max x 8' 11" (3.40m max x 2.72m)

With a rear facing double glazed window and a central heating radiator. There is access to the ensuite bathroom.

En-Suite Bathroom

Fitted with a four piece suite comprising of a low flush WC, a wash hand basin, a panelled bath and a shower cubicle with shower. There is a central heating radiator, splashback tiling, a wall mounted boiler and a rear facing obscure double glazed window.

Outside

To the front of the property there are wrought iron gates which give access to the driveway providing off road parking which in-turn leads to the garage. There are a variety of mature shrubs and plants to the borders. To the rear of the property there is a hardstanding concrete garden with potting shed, a variety of mature shrubs and plants and access to the garage.

Garage





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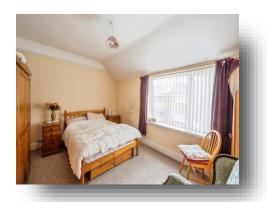
- GUIDE PRICE £125,000-£130,000
- PRICED TO ALLOW FOR MODERNISATION
- SPACIOUS LOUNGE AND DINING ROOM
- AMPLE OFF ROAD PARKING
- GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£125,000-£130,000







Coccle

King's Terrace

Queen's Rd

Moss Rd

Askern Moss Road Infant school

Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: DCR124672 - 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.





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