



Lonsdale Avenue, Intake Doncaster

welcome to

Lonsdale Avenue, Intake Doncaster

Nestled in a desirable location overlooking an open green is this beautifully presented three bedroom semi-detached home benefiting from two reception rooms with close links to a range schools and Doncaster Racecourse. Ideal for a growing or extended family.



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing and an understairs storage cupboard.

Lounge

15' 7" x 11' 11" (4.75m x 3.63m)

With a front facing bay fronted double glazed window and a gas feature fireplace as the focal point of the room.

Kitchen

11' 7" x 7' 9" (3.53m x 2.36m)

Fitted with a range of wall and base units with coordinating work surfaces which houses the sink and drainer. The kitchen has an induction hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. there are spotlights to the ceiling with a side facing double glazed window and access through to the utility room.

Utility Room

7' 9" x 6' 8" (2.36m x 2.03m)

The utility area features a rear door to the garden, a double glazed window, space for a fridge or freezer, ceiling spotlights and a central heating radiator. There is access through to the rear aspect dining room and shower room.

Shower Room

Fitted with a low flush WC, a hand wash basin and a shower cubicle with shower. There is a heated towel rail, an extractor fan and a rear facing obscure double glazed window.

Dining Room

11' 7" Max x 10' 4" (3.53m Max x 3.15m)

With rear facing French doors leading onto the rear garden and a central heating radiator. A versatile room which could conveniently cater as a home office or play room.

First Floor Landing

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

Bedroom One

12' 1" Max x 11' 8" (3.68m Max x 3.56m)

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

Bedroom Two

12' 6" x 10' 8" Plus Recess (3.81m x 3.25m Plus Recess)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes.

Bedroom Three

8' 10" x 8' (2.69m x 2.44m)

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

Bathroom

Fitted with a low flush WC, a hand wash basin, a panelled bath and a shower cubicle with shower. The bathroom has a front facing double glazed window, a heated towel rail and wall to floor tiling.

Outside

To the front, the property boasts a private artificial lawn bordered by a brick wall with open views across the green. A shared driveway provides access to the rear garage. The enclosed rear garden features wrought iron gates, low maintenance artificial lawn sections, paved areas and a patio perfect for relaxing or entertaining.

Garage

24' 1" x 14' 4" (7.34m x 4.37m)

With up and over door, a side facing single glazed window, power and lights.



view this property online williamhbrown.co.uk/Property/DCR125135



welcome to

Lonsdale Avenue, Intake Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CLOSE LINKS TO THE RACECOURSE AND DONCASTER ROYAL INFIRMARY
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM
- UTILITY AND GROUND FLOOR WC

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125135



Property Ref:
DCR125135 - 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.

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk