



Baines Avenue, Edlington Doncaster

welcome to

Baines Avenue, Edlington Doncaster

This sizeable two double bedroom semi-detached family home is situated in this popular location close to a host of local amenities and excellent transport links. The property benefits from front and rear gardens, spacious room sizes and is ideal for a first time buyer or growing family.



Entrance Porch

With side and front facing double glazed windows, front and rear facing doors and a door which provides access to the entrance hall.

Entrance Hall

With a side facing sealed unit door, tiled flooring and a useful understairs storage cupboard.

Downstairs W.C.

Fitted with a low flush WC and a double glazed window.

Utility

4' 5" x 5' 5" (1.35m x 1.65m)

With a side facing double glazed window. There are work surfaces beneath which is plumbing for a washing machine and space for a dryer.

Lounge

18' x 11' 10" To Recess (5.49m x 3.61m To Recess)

A spacious lounge with a front facing double glazed window, a central heating radiator and double glazed French doors which give access to the conservatory.

Conservatory

9' 2" x 13' 5" (2.79m x 4.09m)

With rear and side facing double glazed windows, a tiled floor, a central heating radiator and rear facing French doors giving access to the patio and garden beyond.

Dining Kitchen

11' 6" x 8' 8" Plus Recess (3.51m x 2.64m Plus Recess)

With a front facing double glazed window. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap.

There is a gas hob with a tiled splashback, a gas hob with electric oven, space for a fridge-freezer, a breakfast bar and a gas central heating boiler.

First Floor Landing

Bedroom One

16' x 11' 10" (4.88m x 3.61m)

With front and rear facing double glazed windows and a central heating radiator.

Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a double shower cubicle with shower and a useful storage cupboard.

Bedroom Two

12' 8" To Recess x 8' 9" (3.86m To Recess x 2.67m)

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

Outside

To the front is a generous paved garden whilst to the side is a driveway which conveniently provides ample off road parking for multiple cars. To the rear of the property is a good sized enclosed garden with patio areas and access to the garage and summer house/bar.

Garage

With front facing double doors, a side facing door and window.

Summer House / Bar

17' 6" x 9' 8" (5.33m x 2.95m)

With French doors and windows, and a purpose built bar with lights and power.



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welcome to

Baines Avenue, Edlington Doncaster

- TWO DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- GOOD SIZED KITCHEN
- DUAL ASPECT LOUNGE
- FRONT AND REAR GARDENS
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125319 - 0002

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