



**Cumberland Avenue, Intake Doncaster**

**welcome to**

## **Cumberland Avenue,Intake Doncaster**

Situated on this impressive corner plot is this three bedroom semi-detached family home, benefiting from a side extension which is over 22 ft in length, a front aspect lounge and a kitchen to the rear. Ideal for a growing or extended family.



## **Entrance**

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

## **Lounge**

With a front facing double glazed window, coving to the ceiling, two central heating radiators and a feature fireplace as the focal point of the room.

## **Family Room**

With two skylight windows, a front facing double glazed window and two additional side facing double glazed windows providing an abundance of natural light. The room benefits from two central heating radiators and rear facing French doors leading out to the rear garden.

## **Kitchen**

Fitted with an extensive range of wall and base units with coordinating work surfaces housing the Belfast sink. There is plumbing for a dishwasher, a gas cooker point with extractor above and complimentary splashback tiling. The room has a rear facing double glazed window, space for a fridge and freezer, a rear facing exterior door and access through to the utility room.

## **Utility Room**

With plumbing for a washing machine, space for a dryer, a rear facing double glazed window and a tiled floor.

## **Ground Floor W.C.**

Fitted with a low flush WC and a hand wash basin. There is a rear facing double glazed window, partial tiling to the walls, tiled flooring and a central heating radiator.

## **First Floor Landing**

With a central heating radiator and a loft hatch with loft ladder.

## **Bedroom One**

With a rear facing double glazed window, laminate flooring, a central heating radiator and fitted wardrobes.

## **Bedroom Two**

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

## **Bedroom Three**

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

## **Family Bathroom**

Fitted with a low flush WC, a panelled bath and a hand wash basin. There is tiled flooring, spotlights to the ceiling and an extractor fan.

## **Outside**

To the front of the property there is hedging to the perimeter providing a private and enclosed setting. To the side, gates give access to the driveway which in-turn leads to the double garage, whilst to the rear there is a patio area with outdoor tap and a green house.

## **Double Garage**

26' 7" x 13' 10" ( 8.10m x 4.22m )

With roller shutter door, power and lights.

## **Additional Information**

The vendors have made us aware that the solar panels would be sold within the marketing material of the property - subject to a sale being agreed.



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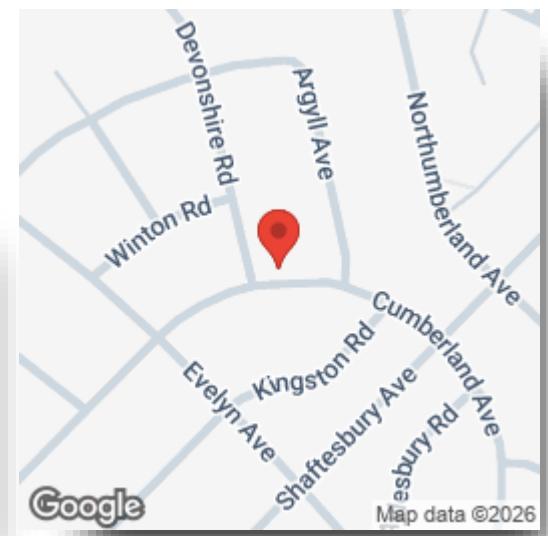
## Cumberland Avenue, Intake Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- FRONT ASPECT LOUNGE
- SPACIOUS CORNER PLOT POSITION
- REAR ASPECT KITCHEN AND UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£220,000**



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