



## 40 Airedale Avenue

Tickhill, Doncaster, DN11 9UD

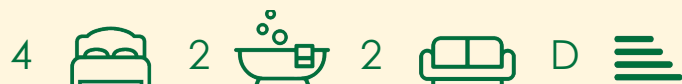
### Asking Price £390,000

A well presented 4 bedroom family house in the sought after village of Tickhill, Lying within walking distance of reputable schools the accommodation benefits from downstairs cloakroom, spacious lounge leading into conservatory overlooking the rear garden, recently fitted dining kitchen. There are four generous bedrooms the master bedroom having en suite and fitted wardrobes, family bathroom. Outside is a low maintenance rear garden with paved seating areas. Front lawn. Single garage with further parking. Situated close to a wide range of amenities and transport links plus reputable schools the property must be viewed to appreciate the accommodation on offer.

- 4 bedroom detached family home
- en suite to master
- positioned on small cul de sac
- garage and parking
- low maintenance gardens
- close to superb local amenities
- contemporary styled interior
- conservatory
- good communication links
- no onward chain

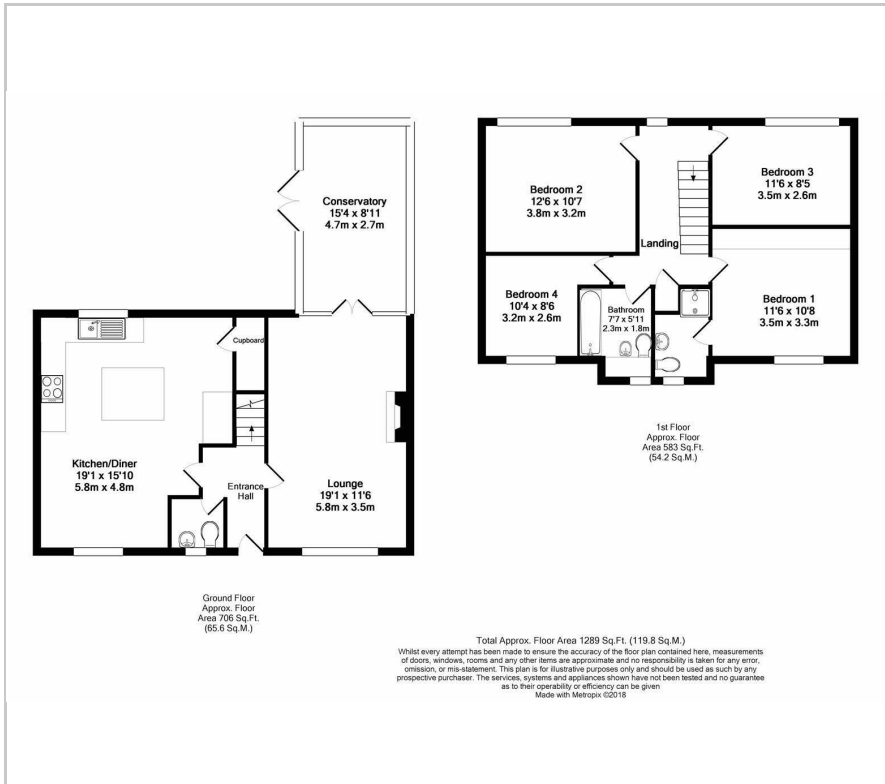
### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.





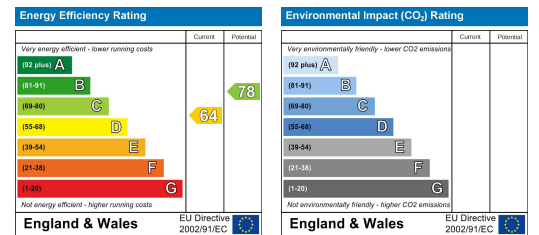
# Floor Plan



# Area Map



# Energy Efficiency Graph



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