



# 71 Cecil Avenue

Warmsworth, Doncaster, DN4 9QP

## Price Guide £130,000

GUIDE PRICE £130,000 - £135,000

Welcome to this charming mid-terrace house located on Cecil Avenue, Warmsworth, Doncaster. This recently modernised property offers a perfect blend of contemporary living and traditional comfort, making it an ideal home for individuals or small families.

The house features two well-proportioned bedrooms, each designed to maximise space and natural light with the master benefitting from fitted wardrobes. The newly fitted bathroom boasts modern fixtures and finishes, providing a fresh and stylish space for your daily routines. One of the standout features of this property is the ample storage available throughout, allowing you to keep your living areas tidy and organised. Additionally, the attic room presents a versatile space that can be utilised as a home office, playroom, or extra storage, catering to your specific needs. Step outside to discover a delightful garden complete with a summer house, offering a perfect spot for outdoor relaxation or entertaining during the warmer months. This private outdoor space enhances the overall appeal of the property.

Conveniently located near local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and convenience. Viewing is highly recommended to full appreciate the recent upgrades and composition on offer.

- Mid terrace property
- Two bedrooms, plus attic room
- Spacious dining kitchen and utility area
- Family Bathroom
- Recently renovated and upgraded internally and externally
- Gas central heating and double glazing
- Vehicle access to the rear of the property
- Ample storage
- Good size rear garden with summer house
- Viewing highly recommended

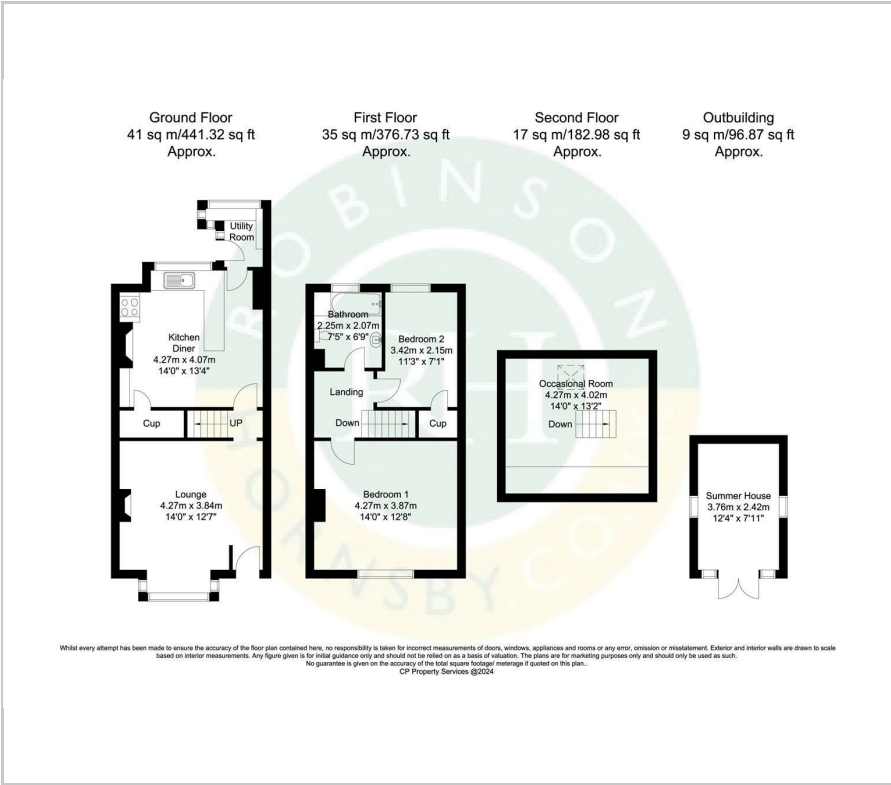
## Viewing

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





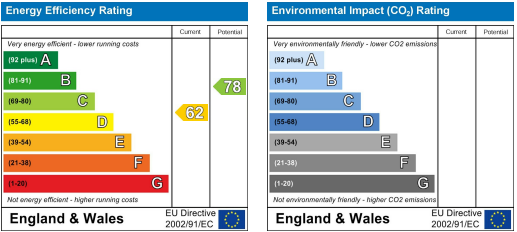
Floor Plan



Area Map



Energy Efficiency Graph



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