

HUNTERS®

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North Avenue

Bawtry, DN10 6NY

Asking Price £125,000



!!PROJECT!!

Hunters are delighted to offer this three-bedroom mid terrace property situated off the Great North Road in Bawtry which is offered with NO CHAIN complications. The property would benefit from a programme of modernisation. VIEWING RECOMMENDED.



DESCRIPTION

Briefly the property comprises lounge, kitchen diner, second reception room, shower room and inner hallway on the ground floor whilst there are three bedrooms, bathroom and separate WC to the first floor. Outside are gardens to the front and rear. The property also benefits from double glazing and gas central heating.

Bawtry is a market town situated between Retford, and the city of Doncaster with good transport links via the east coast mainline and motorway networks being close to the A1. There are a range of shops including Sainsburys, boutiques, restaurants and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club and a golf club on the outskirts of the town.

ACCOMMODATION

The property is accessed from the front via a white uPVC door leading into

HALLWAY

With further access to the lounge, stairs to first floor accommodation, window to the front elevation, radiator.

LOUNGE 11'0" x 16'2" (3.37 x 4.95)

Feature fireplace with tiled hearth and surround, wall light, window to the front elevation, radiator and doors into second reception room and inner hall.

SECOND RECEPTION 8'0" x 10'7" (2.44 x 3.24)

white uPVC door with glass panel leading to the rear garden, radiator with shelf over, sliding door into:

SHOWER/WET ROOM 5'4" x 7'0" (1.64 x 2.14)

Half tiled walls, Selectronic electric shower unit, wash hand basin set with tiled splashback in unit with cupboard under and shelf and mirror over, towel rail, window to the side elevation and radiator.

INNER HALL 4'9" x 11'8" (1.45 x 3.57)

Providing access to the kitchen diner, white uPVC door with glass panel to the rear elevation, understairs cupboard with shelving and meter cupboard, tiled flooring, radiator.

KITCHEN DINER 9'2" x 16'3" (2.80 x 4.96)

Wall and base units with complementary worktops, built in cooker, four ring gas hob with extractor fan over, space for washing machine and fridge, one and a half ceramic sink with mixer tap, corner shelf, vinyl flooring, wall mounted Ideal Logic boiler, gas fire to wall, windows to the front and rear elevation, radiator.

FIRST FLOOR LANDING 9'5" x 2'10" (2.88 x 0.87)

Doors giving access to bedrooms and bathroom, separate wc and loft access.

BEDROOM ONE 13'6" x 7'7" (4.13 x 2.32)

Built in cupboard with shelves, window to the rear elevation and radiator

BEDROOM TWO 11'1" x 8'11" (3.38 x 2.74)

Built in wardrobe, window to the front elevation and radiator.

BEDROOM THREE 9'3" x 9'5" (2.82 x 2.88)

Window to the front elevation and radiator.

BATHROOM 11'3" to maximum dimensions x 5'6" (3.44 to maximum dimensions x 1.69)

Matching white suite comprising panel bath, separate shower unit, wash hand basin in unit with cupboard under, window to the rear elevation.

W.C.

Low level flush w.c. and window to the rear elevation.

EXTERNALLY

The front garden is laid to paving with mature borders and steps to the front door with porched overhang, A shared passage leads to the rear garden with wrought iron gate and being laid mainly to paving with leylandii trees and a wooden shed.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

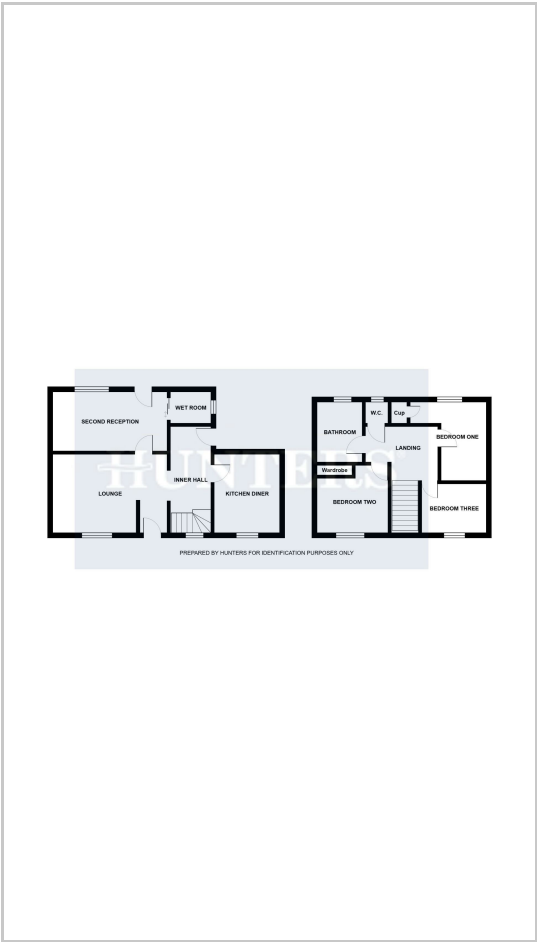
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

