

# HUNTERS<sup>®</sup>

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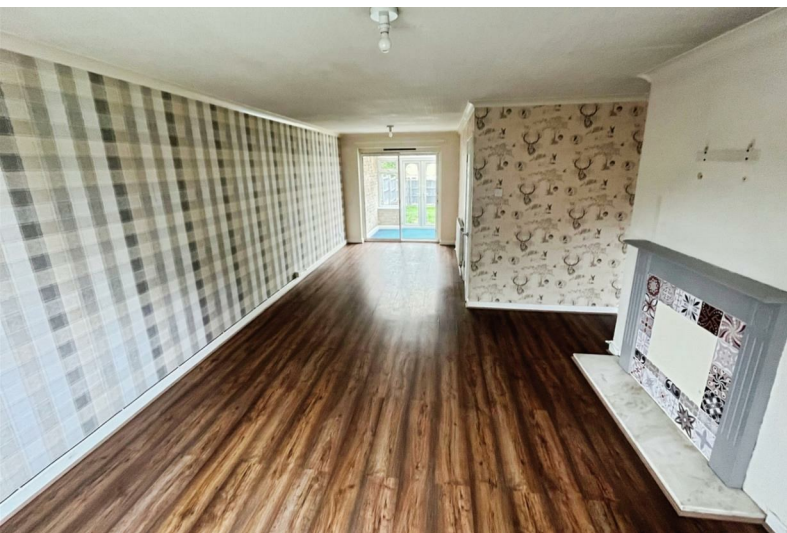
## Gresley Avenue

Bawtry, Doncaster, DN10 6QQ

Offers In The Region Of £190,000



Council Tax: B

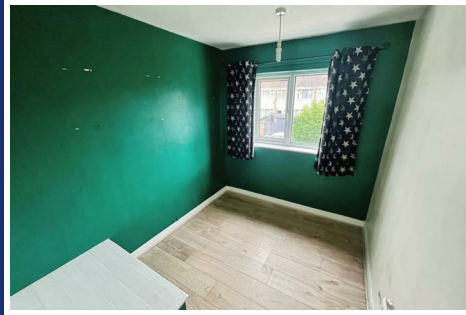




# 18 Gresley Avenue

Bawtry, Doncaster, DN10 6QQ

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## DESCRIPTION

Briefly the property comprises entrance hall, lounge diner, kitchen, utility, conservatory and integral garage to the ground floor whilst the first floor has three bedrooms and bathroom. Outside are gardens to the front and rear with driveway parking available for one vehicle. The property also benefits from gas central heating and double glazing.

## ACCOMMODATION

The property is accessed via a white uPVC door with three ornate glass panels leading into:

### ENTRANCE HALL

Door opening into the lounge diner, stairs rising to the first floor accommodation, telephone point and radiator.

### LOUNGE DINER

13'9" x 24'8" to the maximum dimensions (4.21m x 7.52m to the maximum dimensions)  
Feature sealed fireplace, TV aerial and telephone point, wood panel flooring, window to the front elevation and two radiators. Door opening into the Kitchen and sliding door leading into the Sun Room.

### KITCHEN

8'3" x 10'4" (2.54m x 3.17m)  
Wall and base units with complementary worktops, spaces for oven and dishwasher, extractor fan, Ideal boiler situated in wall cupboards, understairs cupboard with shelving and fuse box, panel flooring, spotlights to ceiling, window to the rear elevation and door into:

## UTILITY

7'1" x 9'8" (2.16m x 2.95m)

Base unit with stainless steel sink, space and provision for washing machine, dimmer light switch, panel flooring, white uPVC door with glass panel opening to the rear garden, window to the rear elevation and radiator. Door opening to Garage.

## INTEGRAL GARAGE

7'8" x 17'2" (2.36m x 5.25m )

Electric door to the front, power and lighting, gas meter.

## SUN ROOM

8'9" x 7'10" (2.67m x 2.41m)

Double doors opening to the rear garden and radiator.

## FIRST FLOOR LANDING

8'6"6'6" x 7'2" (2.6m2 x 2.19m)

Providing access to the bedrooms and bathroom. loft with drop down ladder, cupboard and window to the side elevation.

## BEDROOM ONE

9'6" x 13'6" (2.91m x 4.13m)

Built in wardrobes, telephone point, window to the front elevation and radiator.

## BEDROOM TWO

10'10" x 11'1" (3.31m x 3.39m)

Window to the rear elevation and radiator.

## BEDROOM THREE

7'2" x 8'11" (2.20m x 2.72m)

Wood panel flooring, window to the front elevation and radiator.

## BATHROOM

6'9" x 5'4" (2.08m x 1.65m)

Tiled throughout with panel bath and electric shower over, white pedestal sink with mixer tap, and low level flush w.c., vinyl flooring, obscure window to the rear elevation and radiator.

## EXTERNALLY

The front garden is laid to lawn with Ilex trees along with a drive allowing off road parking for one vehicle. The rear garden is also laid to lawn with paving, raised bed, wooden store, corner slate area, a Ilex tree, outside tap and fencing to three sides.

## TENURE - freehold

## COUNCIL TAX

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

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





Road Map



Hybrid Map



Terrain Map



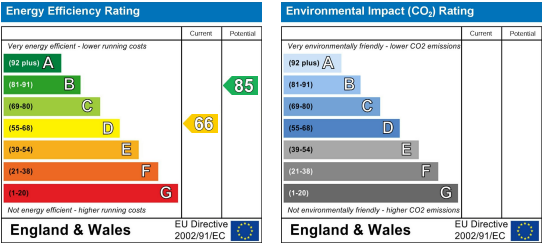
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.