

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



25 TOWN MOOR AVENUE, DONCASTER, DN2 6BW

- A spacious and very well presented period 4 bedroomed End Town House with an imposing two storey bay windowed front elevation
- Prestigious location with excellent views to the Town Fields and within a Conservation area.



**£ 395,000
NO CHAIN**



- **Separate Sitting Room, Dining Room, Kitchen, Utility Room and ground floor Shower Room and Cellars.**
- **Three Bedrooms and one Bathroom to the first floor and a large second floor fourth Bedroom.**
- **Detached brick and slate Garage.**
- **Detached high quality Summer House, set within a pleasant enclosed rear garden.**
- **Convenient for access to the City Centre (with main East Coast line railway station) and only a few minutes drive to access to the motorway network.**

ACCOMMODATION

(all measurements are approx. only)

Ground floor

ENTRANCE PORCH with PVCu double glazed doors with leaded and coloured glass.

RECEPTION HALL with parquet type floor, 1 radiator.

SITTING ROOM (about 5.68m x 4.81m) with substantial bay window with leaded and coloured glazed lights. 1 double and 1 single radiator, marble fireplace feature and delft rack.

DINING ROOM (about 5.12m x 3.74m) with rear bay window, 2 double radiators and parquet type flooring.

KITCHEN (about 3.35m x 3m) with base cupboard and drawer units, work surfaces, 1 ½ bowl sink unit, mixer tap, wall mounted cupboards, ceramic tiled floor, gas central heating boiler, built-in 5 ring gas hob and double oven. Heated towel rail.

REAR ENTRANCE AND UTILITY ROOM (about 3.5m x 1.82m) with single drainer sink unit, working surfaces, wall cupboard, plumbing for automatic washing machine and 1 radiator.

SHOWER ROOM with shower cubicle, wash basin and toilet. 1 radiator.

CELLAR ONE (about 2.1m x 1.17m plus 2m x 1m)

CELLAR TWO (about 4.15m x 2.27m)

CELLAR THREE (about 4.1m x 2.36m)

First floor

LANDING with 1 radiator.

FRONT DOUBLE BEDROOM (about 5.5m x 4.15m) with substantial bay window with leaded coloured lights, 1 single and 1 double radiator, fireplace surround with coal effect gas fire.

REAR DOUBLE BEDROOM (about 4.38m x 3.84m) with 1 double radiator. Airing cupboard with hot water tank.

THIRD BEDROOM (about 2.8m x 2.6m) with 1 radiator.

BATHROOM (about 3m x 2.26m) with bath, shower cubicle, wash basin and toilet. Radiator/heated towel rail, extractor unit, half tiled walls and laminate flooring.

Second floor

FOURTH BEDROOM (about 5.35m x 4.66m) with two large Velux type roof windows and 2 double radiators.

OUTSIDE

Front garden with lawn, shrubs, bushes and a driveway leading to the:

Detached brick and slate **GARAGE** (about 3.3m x 2.8m) with electrically operated roller shutter door.

Enclosed rear garden including paved patio, circular fish pond and a selection of flowering plants, shrubs and bushes, etc.

SUMMER HOUSE (about 3.3m x 2.8m) with double glazed windows and doors and with a pitched glazed roof.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

COUNCIL TAX

Band D.

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.



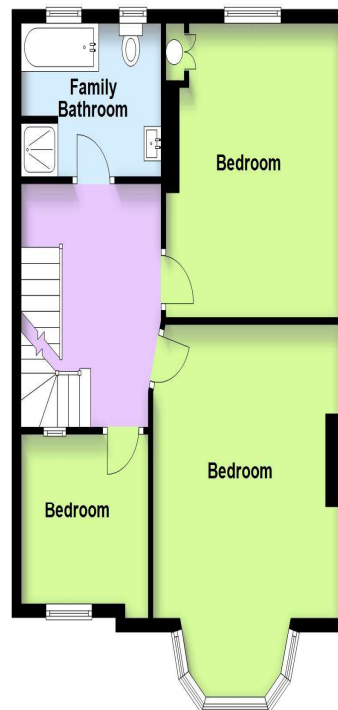
Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



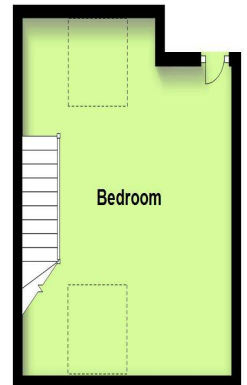
First Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



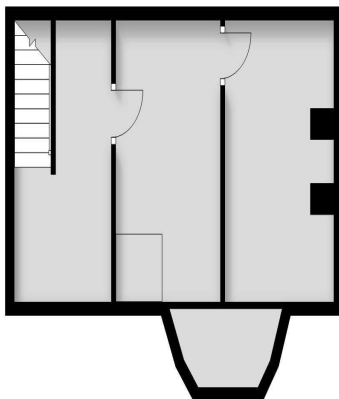
Attic Room

Approx. 22.4 sq. metres (241.0 sq. feet)



Cellar

Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 188.0 sq. metres (2023.5 sq. feet)

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