



## 32 Wiltshire Avenue

Denaby Main, Doncaster, DN12 4TX

Offers Over £95,000



\*\*\* NEW TO THE MARKET\*\*\*

We are delighted to offer to the market this three bed town house with spacious living accommodation and family garden.

The property briefly comprises of: Lounge, Kitchen / Diner, Occasional room, three bedrooms and family bathroom with separate WC.

This property would be ideal for a first time buyer hoping to get on the property ladder.



## GROUND FLOOR

### Lounge

A good size reception room having a double glazed window, laminate flooring, radiator and wall hung electric feature fre.

### Breakfast Kitchen

Having a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, space for a range cooker, plumbing for a washing machine, double glazed window, entrance door and radiator.

## FIRST FLOOR

### Landing

### Master Bedroom

Spacious master with fitted carpet and UPVC double glazed window.

### Bedroom Two

With brown fitted carpets and neutral decor

### Bedroom Three

Single room, currently has a built in bed with storage beneath, neutral decor and laminate to the floor covering.

### Bathroom

Currently fitted with a two piece suite with bath and wash basin, A separate WC runs adjacent with the bathroom and could be incorporated to create a bigger bathroom.

## OUTSIDE

A family sized garden to the rear with a patio area and laid to lawn garden. To the front there is a laid to lawn garden with concrete path leading to the main entrance.

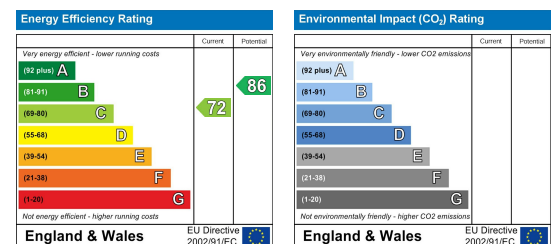
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Mexborough 40 Main Street, South Yorkshire, S64 9DU

Tel: 01709794677 Email: mexborough@beecroftestates.co.uk www.beecroftestates.co.uk