



**Attlee Avenue, New Rossington Doncaster**

**welcome to**

## **Attlee Avenue, New Rossington Doncaster**

GUIDE PRICE £130,000-£140,000. Situated in this popular location is this spacious three bedroom semi-detached family home which is in need of modernisation throughout. The property benefits from downstairs WC, a garage and is available with no onward chain.



## **Entrance Hall**

With a front facing sealed unit door, useful storage cupboard, understairs storage and stairs which rise to the first floor.

## **Lounge**

With a front facing double glazed bay window, coving to the ceiling and a central heating radiator. The lounge is open plan to the dining room.

## **Dining Room**

With rear facing French doors, coving to the ceiling and a stone feature fireplace.

## **Breakfast Room**

With coving to the ceiling, space for a table and chairs and an open arch giving access into the kitchen.

## **Kitchen**

With rear and side facing double glazed windows. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. There is complimentary tiling, coving to the ceiling, a gas hob with extractor above, space for an electric oven and plumbing for a washing machine. A door gives access to the side porch.

## **Side Porch**

With access to the downstairs WC, garage and store.

## **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin and a central heating radiator.

## **Store**

With a rear facing double glazed window and wall mounted gas central heating boiler.

## **First Floor Landing**

With a side facing double glazed window.

## **Bedroom One**

With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

## **Bedroom Two**

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

## **Bedroom Three**

With a front facing double glazed window, a storage cupboard and a central heating radiator.

## **Bathroom**

With a rear facing obscure double glazed window. Fitted with a W.C, a wash hand basin with mixer tap, a panelled bath and shower cubicle with shower. There is tiling to the walls and a central heating radiator.

## **Outside**

To the front of the property there is an enclosed paved garden which in-turn leads to the garage, whilst to the rear there is a lawned garden enclosed with shrubs and plants to the borders.

## **Garage**

With a side facing window, up and over door, power and lights.



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## Attlee Avenue, New Rossington Doncaster

- GUIDE PRICE £130,000-£140,000
- LOUNGE OPEN PLAN TO DINING ROOM
- KITCHEN WITH BREAKFAST ROOM
- USEFUL STORAGE SPACE
- IN NEED OF MODERNISATION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£130,000-£140,000**



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Property Ref:  
DCR125795 - 0003

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Please note the marker reflects the postcode not the actual property



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