



Victoria Avenue, Hatfield,
Doncaster



OIRO £165,000

- Well Presented Two Bedroom Semi
- Ample parking and Garage
- Enclosed SOUTH FACING garden
- Classic Kitchen with Integrated Appliances
- Perfect Starter Home or to downsize into
- Located in a very desirable area
- Lovely Lounge
- Useful Conservatory
- Freehold, EPC TBA
- Fully tiled bathroom with shower over the bath
- Excellent nearby amenities & transport links
- The 2nd bedroom has a magnificent view



Beautifully Presented Two-Bedroom Semi-Detached Home | South-Facing Garden | Garage & Ample Driveway

Perfectly positioned within this highly regarded residential location, this superb two-bedroom semi-detached home is an ideal choice for first-time buyers, downsizers or anyone looking for a property that is ready to move straight into.

From the moment you arrive, the property offers excellent kerb appeal, with an ample driveway providing plenty of off-road parking and a single garage. To the rear is a real highlight — a private, enclosed, pure south-facing garden, perfect for children, pets, entertaining or simply enjoying the sunshine.

Inside, the property has been thoughtfully maintained and benefits from a modern classic kitchen, a contemporary FULLY TILED bathroom with a shower over the bath. Having a lovely



SPACIOUS lounge with and a fantastic conservatory which effectively creates a second reception room. Currently used as a formal dining area, this versatile space could easily adapt to suit your lifestyle, whether as a family room, home office or additional entertaining space.

There are two DOUBLE BEDROOMS, the master having bespoke fitted furniture and the second bedroom has a built in cupboards and boasts a magnificent view over farmland.

In short, this is a move-in-ready home in a fantastic location, offering the perfect combination of practicality, presentation and outdoor space.

The location is equally impressive, with excellent local amenities, schools, transport links and motorway connections all close by. Water parks, skate parks and a wealth of everyday facilities are literally on the doorstep, making this an incredibly convenient and family-friendly place to call home.

A fantastic opportunity that needs to be viewed to be fully appreciated.

Entrance/Hallway

Kitchen 3.14m x 2.61m (10'4" x 8'7")

Lounge 4.62m x 3.55m (15'2" x 11'7")

Conservatory 3.23m x 2.69m (10'7" x 8'10")

Stairs/Landing

Bedroom One 3.23m x 2.96m (10'7" x 9'8")

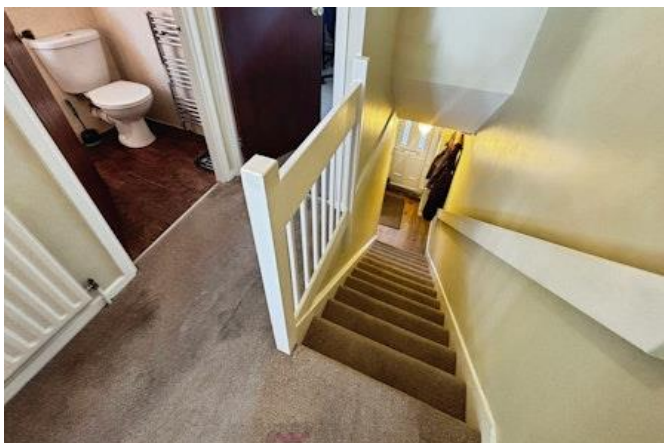
Bedroom Two 3.45m x 2.44m (11'4" x 8'0")

Bathroom

Exterior

AML

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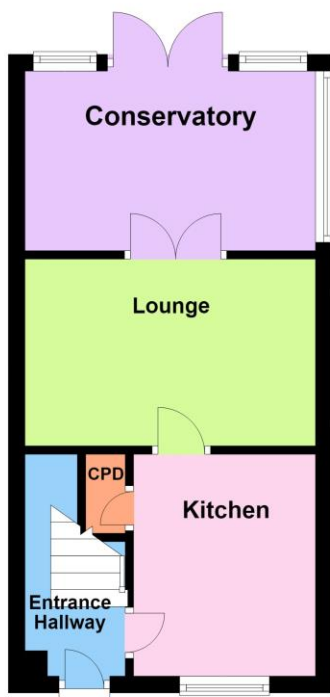




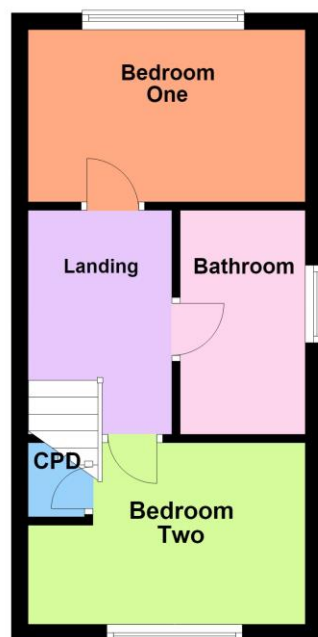
Disclaimer

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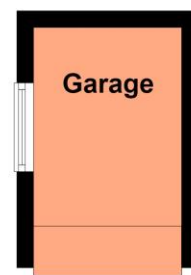
Ground Floor



First Floor



Exterior





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