



Town Moor Avenue, Town Moor Doncaster

welcome to

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GUIDE PRICE £350,000-£375,000 We are proud to present this exceptional six-bedroom mid-terrace family home, situated on a substantial plot on Town Moor. This rare renovation opportunity is sure to impress, offering generous living accommodation with vast potential. Blink and you will miss it!



Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Hall

With a front facing timber door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a gas fireplace and a front facing bay window.

Dining Room

With a gas fireplace and a front facing bay window.

Kitchen

Housing the properties boiler and is fitted with a range of wall and base units with work-surfaces housing the sink and drainer. There is space for a fridge freezer, a gas hob, an electric oven an grill and plumbing for a washing machine. There is a rear facing window, a rear facing timber door, a gas fireplace and area for a dining table and chairs.

Pantry

Situated off the kitchen with access down to the cellar.

Wet Room

Fitted with a wash hand basin, a low flush W.C and a walk-in wet room shower. There is a rear facing window and a rear facing door.

First Floor Landing

With a front facing window and stairs which rise to the second floor landing.

Bedroom One

With a front facing bay window, a central heating radiator and access to the en-suite.

En-Suite

Fitted with a walk-in style shower, a wash sink basin, and a low flush W.C. There is a central heating radiator and a front facing window.

Bedroom Two

With a central heating radiator, fitted wardrobes and a front facing window.

Bedroom Three

With a rear facing window, a central heating radiator and a storage cupboard.

Family Bathroom

Fitted with a free standing bath, a walk-in shower, a W.C and a wash hand basin. There is a central heating radiator and two rear facing windows.

Second Floor Landing

Shower Room

Fitted with a shower cubical with shower, a wash hand basin, a W.C and a rear facing skylight window.

Bedroom Four

With two front facing windows and a storage heater.

Bedroom Five

With a rear facing window and a storage heater.

Bedroom Six

With two front facing windows and a storage heater.

Outside

To the front of the property is a generous garden and driveway, bordered by a range of mature shrubs and plants, with a beautiful open field view. To the rear, the garden is fully paved and features a sheltered area, with convenient vehicle access via the rear street.



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- GUIDE PRICE £350,000-£375,000
- SIX BEDROOM MID-TERRACE FAMILY HOME
- EXCEPTIONAL PLOT
- RENOVATION OPPORTUNITY
- DESIRABLE LOCATION CLOSE TO A RANGE LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£350,000-£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126171 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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