



## 16 Ellerker Avenue, Doncaster, DN4 0AZ Offers in excess of £80,000

Good Move are delighted to present this two bedroom mid-terrace house to the market.

The ground floor comprises a welcoming porch and entrance hallway leading to a spacious living room, perfect for relaxing and entertaining. To the rear, a generous dining room provides ample space for family meals and social gatherings, with access through to the fitted kitchen. Upstairs, the property offers two good-sized double bedrooms and a family bathroom.

Externally, the home benefits from a large rear courtyard, providing a low-maintenance outdoor space ideal for outdoor dining, entertaining guests, or simply enjoying the warmer months.

Situated in the popular residential area of Balby, this property offers excellent access to Doncaster city centre, Doncaster Royal Infirmary and the Lakeside retail and leisure complex. The area benefits from a range of local shops, schools, cafés and green spaces, creating a strong community atmosphere. Ideal for commuters, the property is well placed for the A1(M), M18 and Doncaster train station, providing convenient links to Leeds, Sheffield, York and London King's Cross.

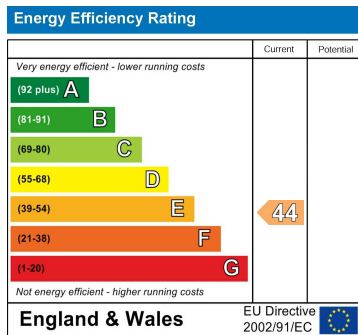
The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view.

Please call for more information.



**Disclaimer**

- 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 will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



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