



Birch Avenue, Skellow Doncaster



welcome to

Birch Avenue, Skellow Doncaster

Situated in this sought after location is this well-proportioned three bedroom semi-detached home which offers a spacious and practical layout. The property features a light filled open-plan living area, a spacious kitchen with a separate utility lobby, a ground floor WC and enclosed rear garden.



Entrance Hall

A welcoming entrance space featuring stairs leading to the first floor and an understairs storage cupboard.

Lounge

With a rear facing double glazed window, a central heating radiator, an electric feature fireplace and an open arch through to the dining room.

Dining Room

The separate dining area features a front facing double glazed window and a central heating radiator.

Kitchen

A spacious kitchen which is fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a freestanding cooker, space for a fridge-freezer and plumbing for a washing machine. There is a central heating radiator, a built-in pantry for excellent storage, tiled flooring, a side facing obscure double glazed window and splashback tiling.

Rear Lobby

Located directly off the kitchen with space for a dryer and a rear facing door to the rear garden.

Ground Floor W.C.

Accessed via the rear lobby with a rear facing window and low flush WC.

First Floor Landing

With a front facing double glazed window, a central heating radiator, loft hatch and a useful storage cupboard which houses the wall-mounted boiler.

Bedroom One

A generous primary bedroom with a rear facing double glazed window and a central heating radiator.

Bedroom Two

A second double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Three

With rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and bath. Includes a heated towel rail, a rear facing obscure double glazed window and partial tiling to the walls.

Outside

To the front of the property there is a pleasant lawned front garden with a driveway providing off road parking. To the rear is a private enclosed lawned garden with an outdoor boiler house/store.



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Birch Avenue, Skellow Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- DUAL ASPECT OPEN PLAN LOUNGE AND DINING ROOM
- SPACIOUS KITCHEN WITH BUILT-IN PANTRY
- REAR UTILITY LOBBY & GROUND FLOOR WC
- USEFUL STORAGE SPACE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125946 - 0002

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