



8 Cecil Avenue, Warmsworth – DN4 9QW

Doncaster

£130,000

8 Cecil Avenue

Warmsworth, Doncaster

Immaculate two-bed terrace in Warmsworth with lounge, open-plan kitchen/diner, conservatory, two double bedrooms, modern bathroom, garden, and on-street parking. Ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

- Immaculately Presented Two-Bedroom Terraced Home
- Ideal First-Time Buy or Investment Opportunity
- Bright Front-Aspect Lounge with Large Window
- Open-Plan Kitchen/Diner with Fitted Kitchen
- Conservatory with Direct Access to Low-Maintenance Garden
- Popular Warmsworth Location with Excellent A1 & Doncaster Access



IMMACULATELY PRESENTED TWO-BEDROOM TERRACED HOME | IDEAL FIRST-TIME BUY OR INVESTMENT

Perfectly suited to first-time buyers, young couples and investors, this well presented two-bedroom terraced home offers a fantastic opportunity to acquire a fantastic property in the popular residential location of Warmsworth.

Stepping inside, a useful entrance porch leads into the hallway, with stairs rising to the first floor and access into the main living accommodation.

The front-facing lounge is bright and inviting, with a large window allowing plenty of natural light to fill the room. The accommodation then flows seamlessly into the open-plan kitchen/diner, creating a sociable and practical space. The fitted kitchen features a range of wall and base units, work surfaces, oven, gas hob and plumbing for a washing machine, with ample space for a dining table and chairs.

To the rear, the conservatory provides valuable additional living space, with direct access onto the garden.

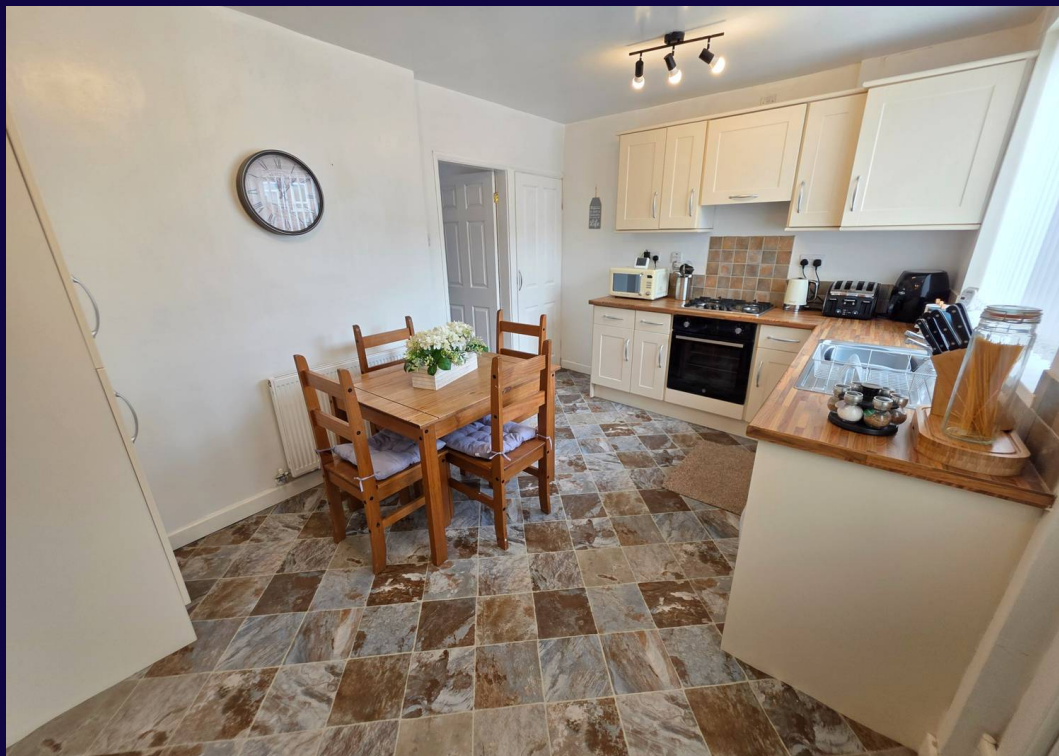
Upstairs are two double bedrooms, both offering comfortable and versatile accommodation. They are served by a contemporary family bathroom fitted with a bath and overhead shower, wash hand basin and WC.

Outside, the property benefits from a low-maintenance paved rear garden, providing an easy-to-manage outdoor space for relaxing or entertaining. There is also on-street parking available to the front.

Situated on Cecil Avenue, Warmsworth, the property is ideally positioned for local shops and amenities, while offering excellent access to the A1 and Doncaster City Centre, making it a convenient choice for commuters.

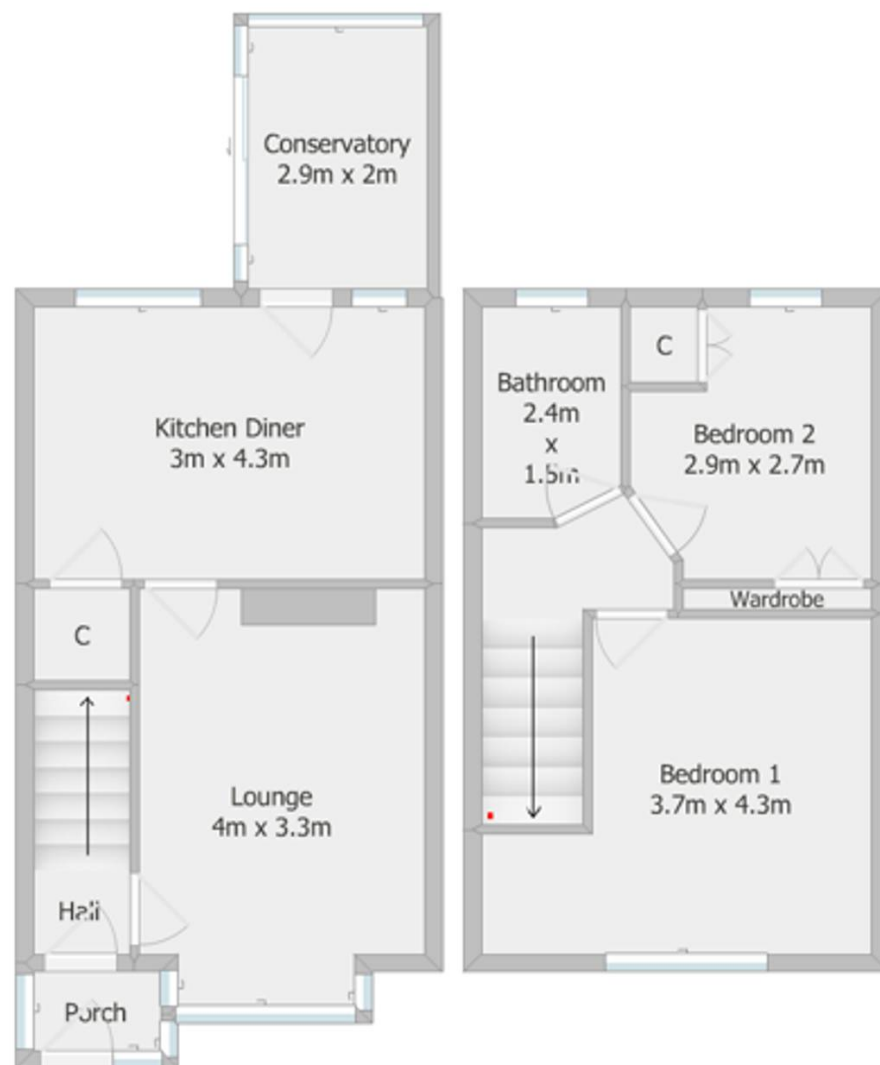
A fantastic opportunity for anyone looking to take their first step onto the property ladder or for an investor seeking a well-presented addition to their portfolio.











- **Ground Floor 39 sqm**
- **First Floor 31 sqm**
- **Total 70 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.