



**Lime Tree Avenue, Belle Vue Doncaster**

**welcome to**

**Lime Tree Avenue, Belle Vue Doncaster**

GUIDE PRICE £150,000-£160,000. This spacious three-bedroom mid-terraced family home situated close to local amenities, Elmfield Park, Doncaster City Centre and Doncaster Racecourse. The property boasts two versatile reception rooms, a well-equipped kitchen and off road parking.



### **Entrance Hall**

Welcoming hallway featuring a central heating radiator and staircase leading to the first floor accommodation.

### **Lounge**

A spacious primary reception room benefiting from a front facing double glazed window providing natural light, a central heating radiator and ample space for soft furnishings.

### **Dining Room**

A dedicated second reception room currently utilised as a dining space, featuring a rear facing double glazed window overlooking the garden, storage cupboard, central heating radiator and laminate flooring.

### **Cloakroom / W.C.**

Comprising of a two-piece suite with low level WC and a wash hand basin. Finished with tiled splashback, a central heating radiator and rear facing door.

### **Kitchen**

A modern fitted kitchen equipped with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. The kitchen has space for a gas hob and oven, plus plumbing for a washing machine and space for a free-standing fridge-freezer. Features tiled splashbacks, double glazed window to the rear elevation, central heating radiator and a wall mounted boiler.

### **First Floor Landing**

Providing access to all three bedrooms and the family bathroom, complete with central heating radiator.

### **Bedroom One**

A well-proportioned principal bedroom boasting built-in wardrobe storage, front facing double glazed window and central heating radiator.

### **Bedroom Two**

Spacious bedroom with a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

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

### **Bathroom**

Three piece family bathroom suite comprising of a panelled bath with overhead electric shower, wash hand basin and low-level WC. Features fully tiled walls, a front double glazed window and central heating radiator.

### **Outside**

To the front of the property is a hardstanding driveway providing convenient off road parking. To the rear is a generous enclosed garden, predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining with a side ginnel that provides additional access to and from the rear garden.

### **Agent's Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Lime Tree Avenue, Belle Vue Doncaster**

- GUIDE PRICE £150,000-£160,000
- SPACIOUS THREE BEDROOM MID-TERRACED HOME
- CLOSE TO ELMFIELD PARK, CITY CENTRE AND DONCASTER RACECOURSE
- TWO SEPARATE RECEPTION ROOMS OFFERING FLEXIBLE LIVING SPACE
- WELL-APPOINTED FITTED REAR KITCHEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR115120 - 0002

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