



**Tait Avenue, Edlington Doncaster**



**welcome to**

**Tait Avenue, Edlington Doncaster**

Situated in the popular location of Edlington is this three bedroom three reception room semi-detached family home benefiting from ample front and rear gardens, a driveway and garage. Ideal for first time buyers or growing families!



### **Entrance Hall**

With a front facing obscure double glazed upvc door, stairs rising to the first floor landing and a central heating radiator.

### **Lounge**

17' x 11' 11" ( 5.18m x 3.63m )

A dual aspect lounge with front and rear facing double glazed windows, chimney breast with feature brick and stone surround housing the multi fuel burner, decorative wall lights, laminate flooring and two central heating radiators.

### **Dining Room**

10' 6" x 9' 11" ( 3.20m x 3.02m )

With rear facing double glazed French doors, an ample built-in pantry, laminate flooring, a central heating radiator and coving to the ceiling.

### **Kitchen**

7' x 6' 8" ( 2.13m x 2.03m )

With a front facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four burner gas hob with stainless steel extractor above, a single gas oven and tiled flooring.

### **Study**

8' 5" x 7' ( 2.57m x 2.13m )

With front facing double glazed window, a central heating radiator, a side facing double glazed door and access to the ground floor WC.

### **Ground Floor W.C.**

With a rear facing obscure double glazed window and a low flush WC.

### **Utility Room**

Housing the combination boiler, washing machine and dryer.

### **First Floor Landing**

With a rear facing double glazed window and access to the loft.

### **Bedroom One**

12' 3" x 10' 1" ( 3.73m x 3.07m )

With a front facing double glazed window, a central heating radiator and two built-in storage cupboards.

### **Bedroom Two**

12' 3" x 11' 11" ( 3.73m x 3.63m )

With a front facing double glazed window, built-in wardrobes and a built-in storage cupboard.

### **Bedroom Three**

9' 1" x 7' 6" ( 2.77m x 2.29m )

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

### **Bathroom**

Fitted with a rear facing obscure double glazed window. Fitted with a bath with shower over, a low flush WC and a hand wash basin with mixer tap. There is tiling to the walls, a central heating radiator, laminate flooring, a built-in storage cupboard and a extractor fan.

### **Outside**

To the front of the property enclosed with lawn and decorative hedges, there is an ample driveway providing off road parking for multiple cars which in-turn leads to the garage. A side access gate leads to the rear garden where there is a patio, lawned area, mature trees and a garden shed.

### **Garage**

With an up and over door and power.



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## Tait Avenue, Edlington Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- GROUND FLOOR WC AND UTILITY SPACE
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124879 - 0002

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william h brown



**01302 327121**



[doncaster@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williambrown.co.uk](http://williambrown.co.uk)**