



**Castle Avenue, Rossington Doncaster**

**welcome to**

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This beautifully presented three bedroom semi-detached home is situated in this popular sought after location and is ideal for first time buyers or young families. The property benefits from front and rear landscaped gardens, off road parking and a shower room to the first floor.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

### **Lounge**

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

### **Dining Kitchen**

With a rear facing double glazed window and French doors which lead out to the rear garden. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The room benefits from complimentary splashback tiling, a gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is tiled flooring, a central heating radiator and space for a dining table and chairs.

### **First Floor Landing**

#### **Bedroom One**

With a front facing double glazed window, a central heating radiator and downlights to the ceiling.

#### **Bedroom Two**

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

#### **Bedroom Three**

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

### **Shower Room**

With a front facing obscure double glazed window. Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is tiled flooring, downlights to the ceiling, a heated towel rail and an extractor fan.

### **Outside**

To the front of the property there is a landscaped garden with a driveway providing ample off road parking. To the rear there is an enclosed lawned

garden with patio area and fencing to the perimeter providing a private setting.



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## Castle Avenue, Rossington Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- DINING KITCHEN
- ATTRACTIVE LOUNGE
- LANDSCAPED GARDENS

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

# £170,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR126609 - 0002

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