



**Town Moor Avenue, Doncaster**



**william  
h brown**

**welcome to**

**Town Moor Avenue, Doncaster**

A modernised three bedroom semi-detached family home situated in a desirable sought after location benefiting from two en-suite shower rooms, spacious accommodation throughout and situated within close reach to a range of shops, schools and local amenities. Ideal for a growing or extended family!



### **Entrance**

With a front facing composite door, a side facing double glazed window, a central heating radiator and a useful understairs storage cupboard.

### **Lounge**

A spacious room with a front facing double glazed bay window, a central heating radiator and a fireplace to the focal point of the room.

### **Kitchen**

Tastefully appointed and fitted with a range of high gloss wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is an electric hob with extractor above, a double electric oven and grill, space for a fridge freezer and an integrated dishwasher. There is a feature fireplace, a rear facing double glazed window, a central heating radiator and area for a dining table and chairs. Rear facing double doors open onto the rear garden and provide an abundance of natural light.

### **Utility Room**

With a storage cupboard housing the properties combi boiler, there is plumbing for a washing machine, a central heating radiator, a sink, a side facing double glazed window and a side facing door to the rear garden.

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

Fitted with a low flush W.C.

### **First Floor Landing**

With a side facing double glazed window.

### **Bedroom One**

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite.

### **En-Suite Shower Room**

Fitted with a low flush W.C, a walk in shower and a wash hand basin. There is a front facing double

glazed window and a central heating radiator.

### **Bedroom Two**

With a central heating radiator, an understairs storage cupboard and a rear facing double glazed window.

### **Family Bathroom**

Fitted with a low flush W.C, a wash hand basin, a shower cubical with shower and a bath. There is a rear facing obscured double glazed window and a heated towel rail.

### **Second Floor Landing**

#### **Bedroom Three**

With a central heating radiator, two side facing double glazed skylight windows and access to the second en-suite.

### **Second En-Suite Shower Room**

Fitted with a walk-in shower, a wash sink basin and a low flush W.C. There is a rear facing dormer window and a central heating radiator.

### **Outside**

To the front of the property there is a generous driveway enclosed via gates.

To the rear there is a good sized enclosed garden with a patio area, there is a lawn and access to the garden room / garage.

### **Garage / Garden Room**

With two front facing double glazed windows, front facing double glazed doors and further skylight windows providing an abundance of natural light. There is laminate flooring and a log burner.



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welcome to

## Town Moor Avenue, Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- TWO EN-SUITES
- GROUND FLOOR W.C
- MODERNISED THROUGHOUT
- SPACIOUS DRIVEWAY

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

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126640 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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