



# 12 Fillies Avenue

Bessacarr, Doncaster, DN4 7FS

## Offers Over £150,000

A well presented two bedroom property, ideal for first time buyers, professional couples or landlords. The property comprises; open plan kitchen/living room with patio doors leading to the garden, downstairs w/c, Upstairs; two double bedrooms and a family bathroom. To the rear is an easy to maintain, lawned, garden. There is a grassed area to the front. The property also benefits from an allocated parking space.

Situated in a sought-after location, which has access to local amenities, reputable schools, shops transport links to the A1/M18/M1 networks. This property is not to be missed and early viewing is highly recommended.

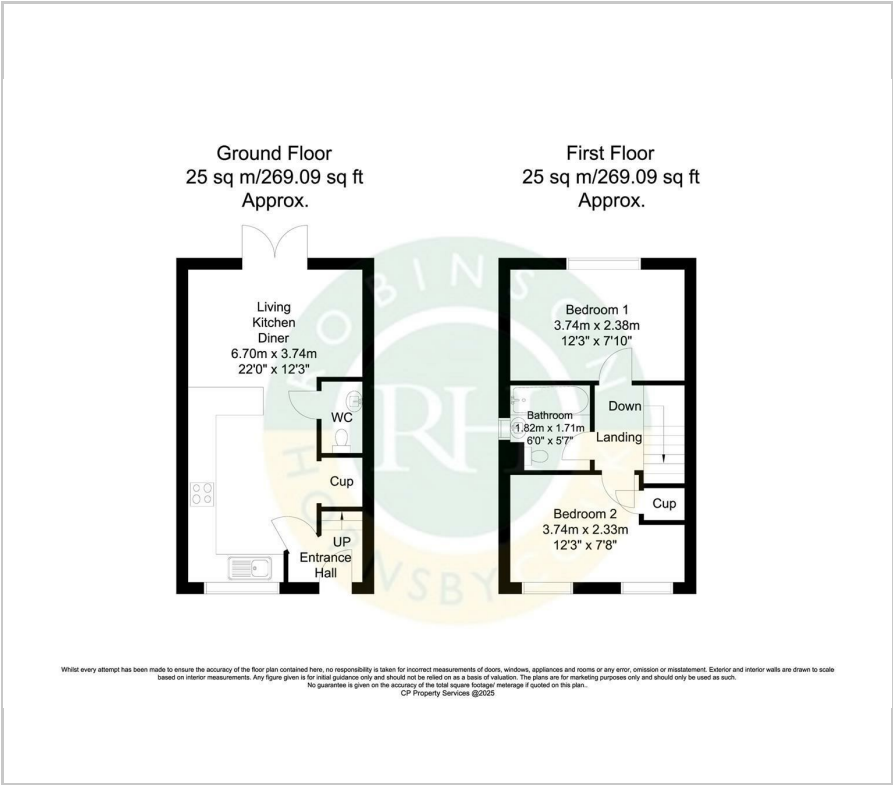
- Well presented two bedroom property
- Open plan kitchen diner / lounge
- Downstairs WC
- Family bathroom
- Enclosed rear garden
- Allocated off road parking
- Freehold
- Gas central heating and double glazing
- Viewing highly recommended, call 01302 751616 today!

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



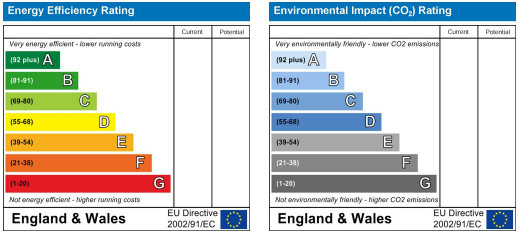
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.