



49 Cecil Avenue, Warmsworth – DN4 9QP

Doncaster

Offers Over £130,000

49 Cecil Avenue

Warmsworth, Doncaster

Well presented two double bedroom end terrace in Warmsworth with off-road parking, detached garage, private garden and great links to Doncaster and the motorway.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Ready To Move Straight Into – Ideal For First Time Buyers, Professionals & Investors
- Sought-After End Terrace Position With Excellent Motorway Links & Local Amenities Nearby
- Rare Benefits Including Off-Road Parking, Easy Rear Access & A Generous Detached Garage
- Spacious Garage/Workshop With Inspection Pit, Excellent Storage & Secure Parking Potential
- Private Low-Maintenance Rear Garden With Patio Seating Area & Pond
- Bright Bay-Fronted Lounge, Spacious Kitchen Diner & Two Generous Double Bedrooms
- Fully Boarded Loft With Lighting Plus Security Alarm To House & Garage



Attention First Time Buyers & Investors

Situated on a popular residential street in Warmsworth, this fantastic two double bedroom end terrace offers exceptional value for money and stands out from similar properties in the area thanks to its enviable position, easy rear access, off-road parking and generous detached garage.

Perfectly suited to first time buyers, professionals and investors alike, the property enjoys excellent motorway links just moments away, while also being conveniently close to Doncaster city centre, local amenities, reputable schools and popular pubs.

Internally, the property is well presented throughout and ready for immediate occupation. The bright and welcoming front lounge features a charming bay window allowing plenty of natural light to flood the room, alongside a feature fireplace and useful under-stairs storage cupboard.

To the rear is a spacious kitchen diner fitted with a range of wall and base units, complementary worktops, electric oven, gas hob with extractor above, and space for multiple appliances. A UPVC rear door provides direct access to the private rear garden.

Upstairs, the property continues to impress with two generous double bedrooms and a modern family bathroom complete with bath, overhead shower, wash basin and WC. The landing also provides access to a fully boarded loft with lighting, offering excellent additional storage.

Externally is where this home truly shines. The private, low-maintenance rear garden is ideal for relaxing or entertaining, featuring a patio seating area, pond and convenient side access to the rear. Beyond this sits the standout detached garage, a substantial space currently used as a workshop, complete with excellent storage, inspection pit and secure parking potential. Off-road parking to the rear further enhances the practicality and appeal of this superb home.

Additional benefits include a security alarm system to both the house and garage, plus a recently installed consumer unit for added peace of mind.

Early viewing is highly recommended to appreciate everything this unique and affordable home has to offer.

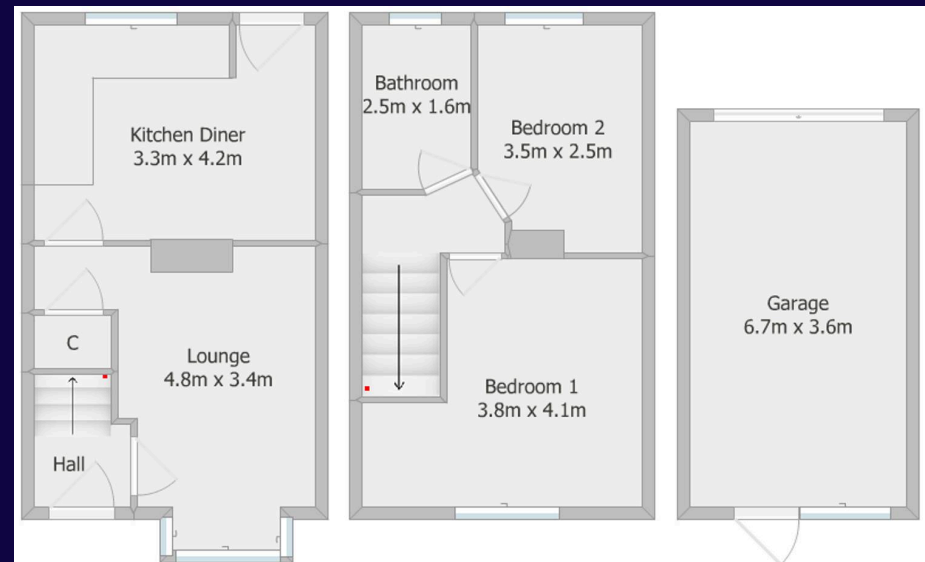
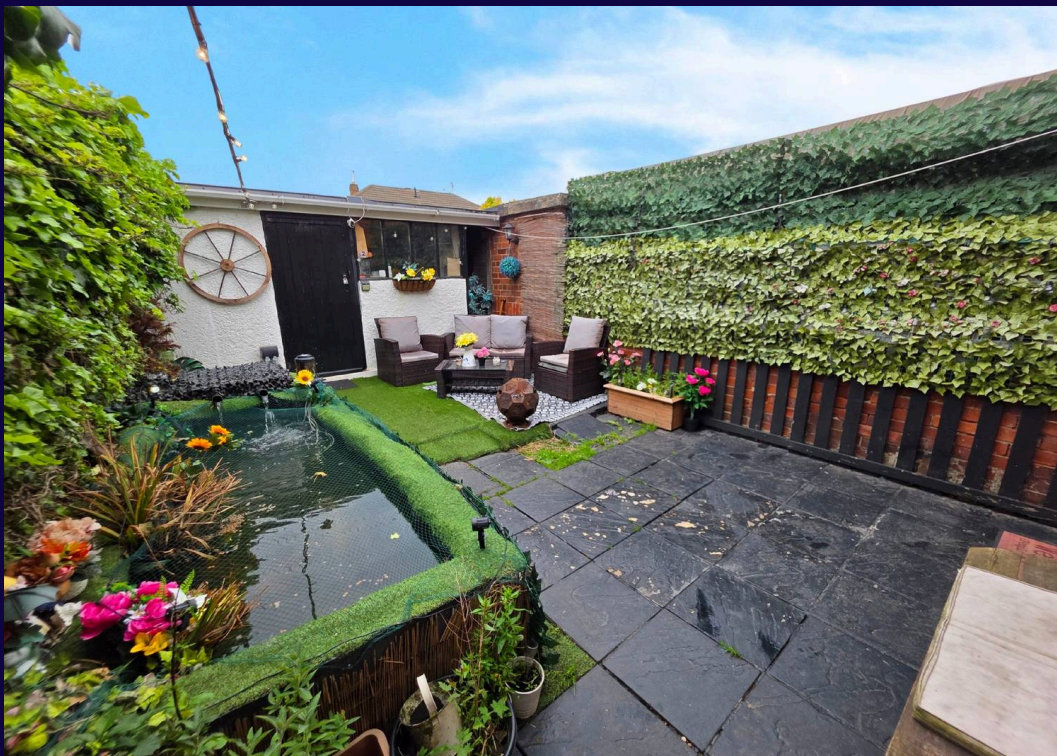
Get in touch today to arrange your viewing!





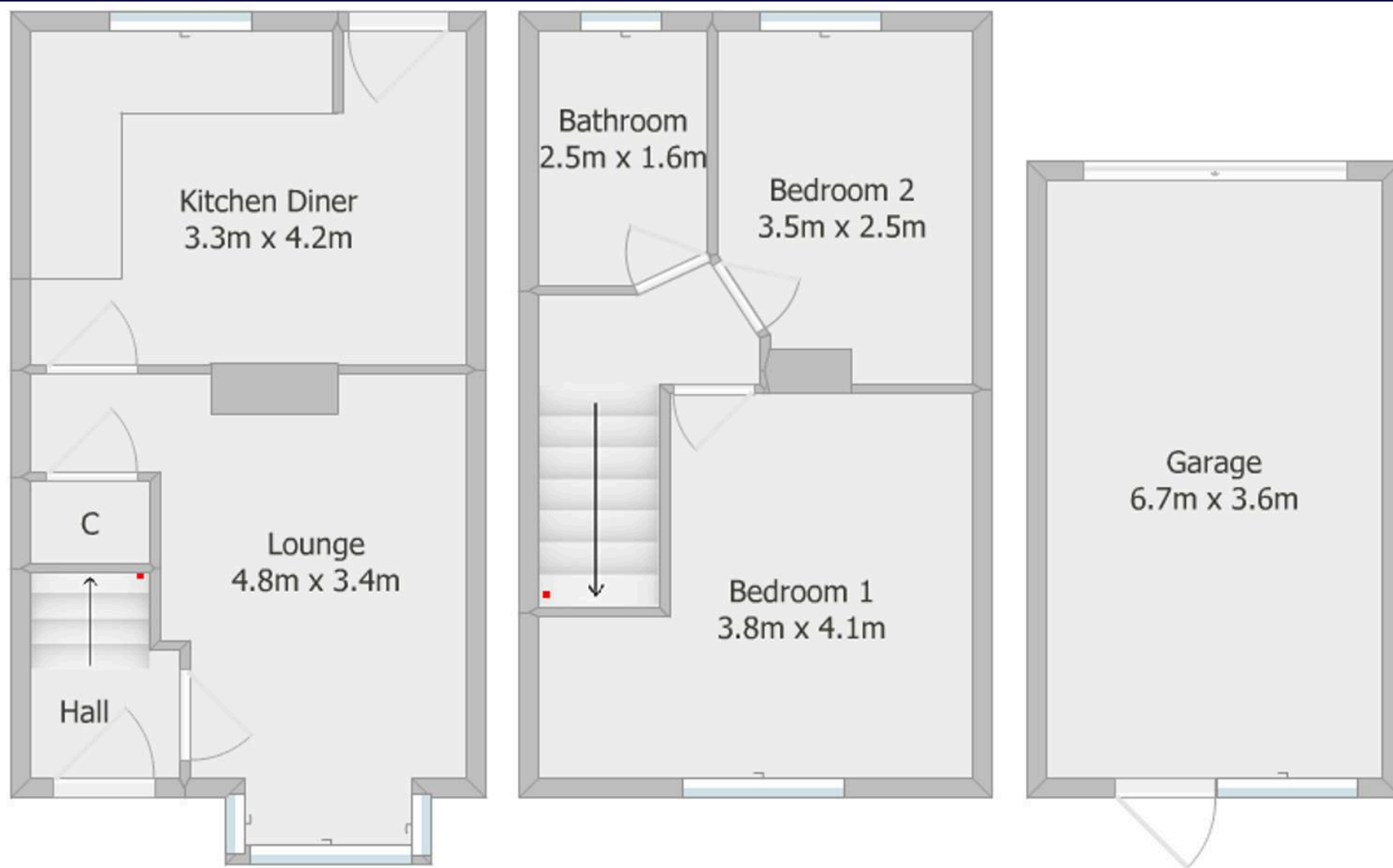






- Ground Floor 33 sqm
- First Floor 32 sqm
- Garage 24
- Total 89 sqm

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.



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