



North Avenue, Bawtry Doncaster DN10 6NY

welcome to

North Avenue, Bawtry Doncaster

Available with NO ONWARD CHAIN is this EXTENDED, FOUR BEDROOM semi detached house in popular BAWTRY. Benefitting from a downstairs Shower Room and Bedroom, beautiful Dining Kitchen, OFF ROAD PARKING and more. Viewing recommended.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall having an under stairs cupboard and a designated space for a washing machine and tumble dryer.

Cloakroom

Cloakroom fitted with a wc and wash hand basin. Tiled flooring and a wall mounted boiler.

Lounge

14' 10" x 10' 11" max (4.52m x 3.33m max)

Main reception room with an ornamental fireplace, front facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Four

10' x 9' 11" max (3.05m x 3.02m max)

Ground floor double bedroom having coving to the ceiling, central heating radiator and front facing double glazed window.

Downstairs Shower Room

Modern, ground floor shower room fitted with a shower cubicle, wc and vanity wash hand basin. Heated towel rail, under floor heating, light up mirror and tiled walls.

Kitchen/Dining Room

18' 10" narrowing to 12' 8" x 16' 10" (5.74m narrowing to 3.86m x 5.13m)

Spacious, light and bright kitchen/dining room having an extensive range of modern wall and base units with complimentary worktops, splashback tiling and stainless steel inset sink and drainer. Benefiting from integrated appliances including fridge freezer, gas hob, oven and dishwasher. Also having a domestic hot water tap, to enjoy instant hot beverages. Rear facing double glazed window, five velux style windows, recessed lights, double glazed Upvc French doors, heated towel rail and under floor heating.

First Floor Accommodation

Landing

Landing having a central heating radiator and loft access.

Bedroom One

13' 5" x 10' 11" max (4.09m x 3.33m max)

Double bedroom having a front facing double glazed window and central heating radiator.

Bedroom Two

10' 1" x 10' max (3.07m x 3.05m max)

Good sized bedroom having a front facing double glazed window and central heating radiator.

Bedroom Three

10' 6" max x 7' 10" (3.20m max x 2.39m)

Bedroom having a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bathroom

10' 2" x 4' 6" (3.10m x 1.37m)

Fitted with a three piece white suite comprising bath with chrome shower attachment, wc and wash hand basin. Having two rear facing double glazed windows, tiled walls and chrome heated towel rail.

External

To the front of the property are wrought iron gates which open up to provide off road parking for 2/3 cars. There is a side pedestrian access gate leading to the entrance and rear garden beyond.

The rear garden is enclosed by timber fencing and offers a paved seating area with BBQ area, lawn, raise beds, borders with a variety of plants and shrubs, two garden sheds/ storage units and useful sectional storage outbuilding.



view this property online williamhbrown.co.uk/Property/BWY107087



welcome to

North Avenue, Bawtry Doncaster

- Extended Semi Detached Home
- Four Bedrooms
- Generous Dining Kitchen
- Off Road Parking
- Recently Upgraded

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

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107087



Property Ref:
BWY107087 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk