IDEAL
Estates & Property Management Ltd.
01302 725128

24 Wrightson Avenue, Warmsworth

, Doncaster, DN4 9QL

Offered to the market with no onward chain, this spacious three-bedroom mid-terraced home is situated in the ever-popular village of Warmsworth, Doncaster, offering fantastic potential for buyers looking to put their own stamp on a property.

Requiring a programme of modernisation throughout, this freehold property boasts generous living accommodation including two well-proportioned reception rooms, a fitted kitchen, three bedrooms and a family shower room to the first floor. Externally, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining.

Conveniently positioned close to a range of local amenities, reputable schools and excellent transport links, this property would make an ideal purchase for first-time buyers, families or investors seeking a renovation opportunity.

Early viewing is highly recommended to appreciate the space and potential on offer.

Offers in the region of £120,000

24 Wrightson Avenue, Warmsworth

, Doncaster, DN4 9QL

3 1 2 D

- Three-bedroom mid-terraced property in the popular village of Warmsworth, Doncaster
- Fitted kitchen with access to the enclosed rear garden
- Ideal purchase for first-time buyers, families or investors
- Freehold | Council Tax Band: A | EPC Rating: D
- Offered to the market with no onward chain
- Three well-proportioned bedrooms and a family shower room to the first floor
- Enclosed, low-maintenance rear garden with outbuilding/store
- Two spacious reception rooms providing versatile living accommodation
- Modernisation required throughout, offering excellent potential to add value
- Close to local amenities, schools and excellent transport links

Hallway

3'0" x 13'11" (0.93 x 4.25)

Lounge

8'11" x 10'6" (2.74 x 3.22)

Dining Room

10'7" x 12'7" (3.24 x 3.86)

Kitchen

8'11" x 14'0" (2.73 x 4.28)

Master Bedroom

13'9" x 10'9" (4.21 x 3.28)

Bedroom 2

8'9" x 12'8" (2.68 x 3.88)

Bedroom 3

8'9" x 7'1" (2.68 x 2.16)

Shower Room

5'9" x 5'11" (1.76 x 1.82)

Landing

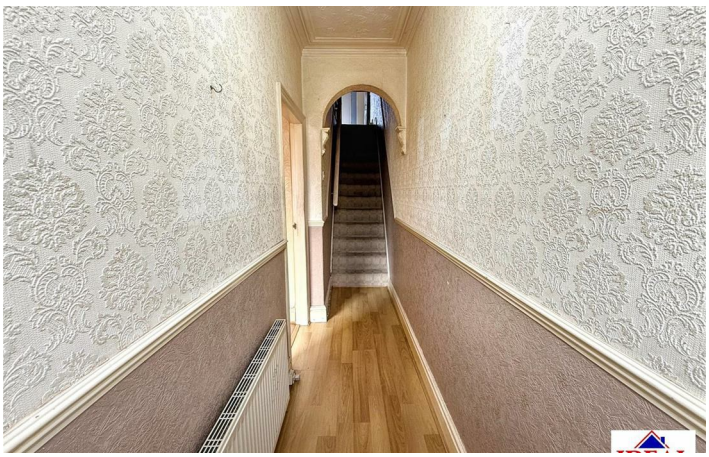
2'6" x 6'0" (0.78 x 1.85)

Landing

1'11" x 12'9" (0.60 x 3.89)

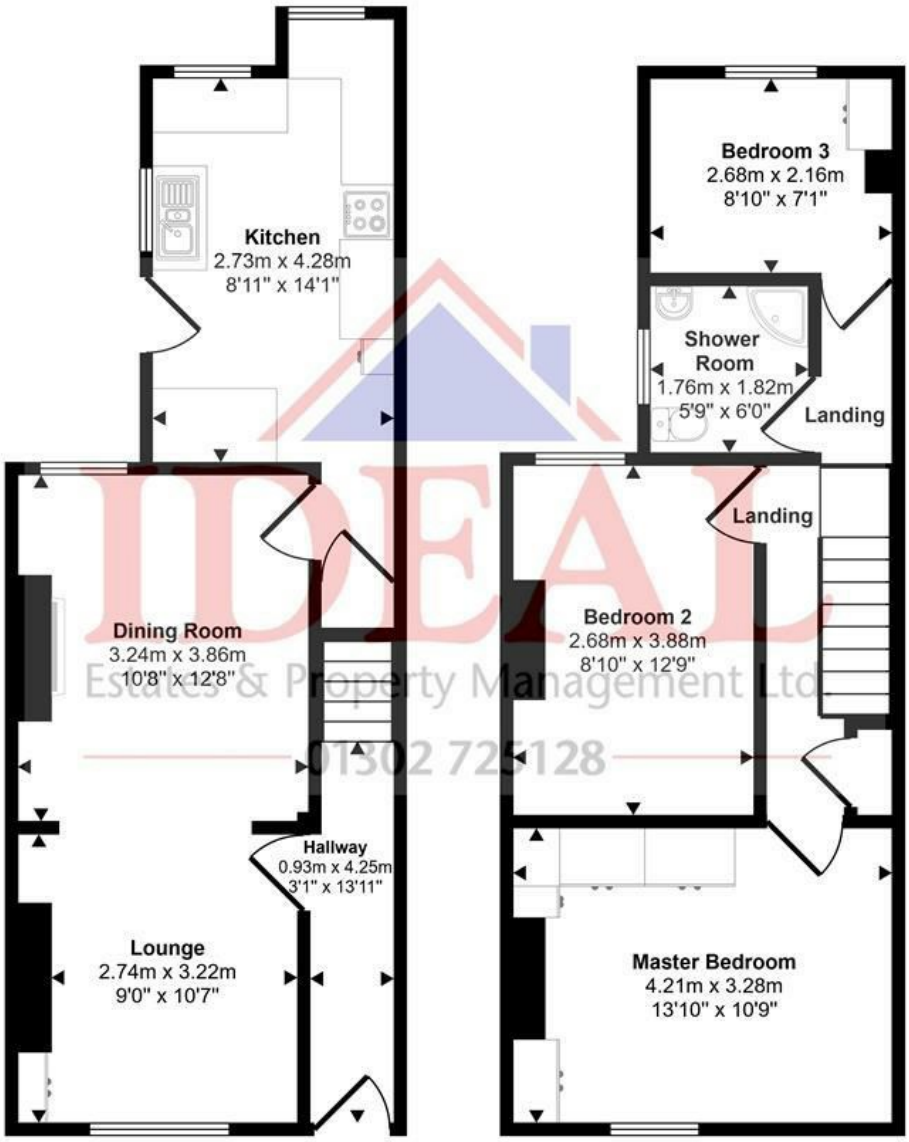
Directions

Warmsworth is a village and civil parish of Doncaster in the City of Doncaster in South Yorkshire, England. The village lies along the A1(M) Doncaster Bypass and the A630. The River Don is close to the village. Sprotbrough, Edlington, Conisbrough, Levitt Hagg and Balby surround Warmsworth. It lies 4 miles (6.5 km) from Doncaster.



Floor Plan

Approx Gross Internal Area
85 sq m / 919 sq ft



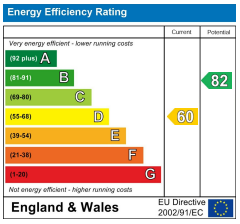
IDEAL Estates & Property Management Ltd
01302 725128

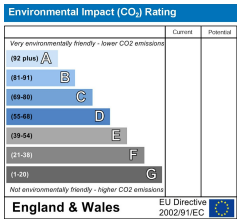
Ground Floor
Approx 43 sq m / 464 sq ft

First Floor
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.





288 Great North Road, Woodlands, Doncaster, South Yorkshire, DN6 7HN
Tel: 01302725128 **Email:** helen@ideal-estates.co.uk www.ideal-estates.co.uk