

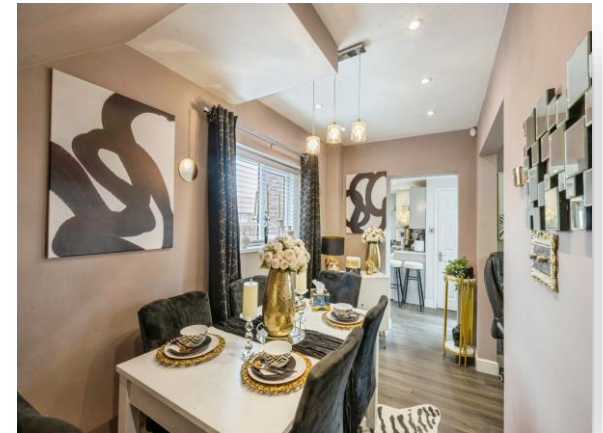


Fair View Avenue, Woodlands Doncaster

welcome to

Fair View Avenue, Woodlands Doncaster

This immaculately presented three bedroom semi-detached family home benefits from low maintenance front and rear gardens, a generous rear garage, a bay fronted lounge and a well-presented kitchen. This spacious home is ideal for families with close links to the motorway network.



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor and a central heating radiator.

Lounge

With a front facing double glazed bay window, wall lights, two central heating radiators and a rear facing double glazed window. Access through to the dining room.

Dining Room

With a side facing double glazed window, pendant lighting, spotlights to the ceiling, a central heating radiator and access through to the kitchen.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with extractor fan, an eye level oven and microwave, space for an American style fridge-freezer and plumbing for a washing machine and dishwasher. There is a wall mounted boiler, splashback tiling, spotlights to the ceiling, a rear facing double glazed window and a side facing sealed unit door providing access to the rear garden. Access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, partial tiling to the walls, tiled flooring and an extractor fan.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window and a central heating radiator.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a panelled bath with mixer tap and shower over. There is tiling to the walls and floor, a chrome heated towel rail, extractor fan and a side facing obscure double glazed window.

Outside

To the front of the property there are double gates which open to an artificial lawned garden, pathway, gravel areas, stone areas and stepping stones. To the rear of the property there is an enclosed low maintenance artificial lawned garden with stone and gravel areas with access to the garage.

Garage

With an up and over door.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Fair View Avenue, Woodlands Doncaster

- GATED FRONT ENTRANCE
- BAY FRONTED DUAL ASPECT LOUNGE
- SEPARATE DINING ROOM
- WELL-PRESENTED KITCHEN
- LOW MAINTENANCE GARDENS AND REAR GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126574 - 0003

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.



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