



**Axholme Road, Doncaster**



**william  
h brown**

**welcome to**

**Axholme Road, Doncaster**

GUIDE PRICE £325,000-£350,000. This beautifully presented four double bedroom semi-detached period home benefits from spacious accommodation throughout and is situated in this popular sought after location close to a range of shops, schools and local amenities.



### **Entrance Hall**

A front facing timber door gives access to the spacious entrance hallway which has stairs rising to the first floor landing, mosaic flooring and a central heating radiator.

### **Lounge**

With a front facing double glazed bay window, a central heating radiator and wooden flooring. There is a feature fireplace as the focal point of the room and decorative coving to the ceiling.

### **Dining Room**

With a rear facing double glazed bay window, a feature fireplace, central heating radiator and coving to the ceiling. There is parquet flooring, a storage cupboard within the recess and space for a dining table and chairs.

### **Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces which houses the ceramic sink and drainer with mixer tap. The kitchen has a gas cooker point, an extractor fan, space for a fridge-freezer and tiled flooring. There is a rear facing door, a rear facing double glazed window and a central heating radiator.

### **Outbuilding / Utility**

With plumbing for a washing machine and space for a tumble dryer.

### **First Floor Landing**

With a front facing double glazed window and stairs which rise to the second floor.

### **Bedroom One**

A spacious room with a front facing double glazed bay window, wooden flooring and a central heating radiator. There is a picture rail and a feature fireplace.

### **Bedroom Two**

With a rear facing double glazed window, a central heating radiator and a built-in storage cupboard.

### **Family Bathroom**

Fitted with a WC, a wash hand basin, a double shower cubicle with shower and a bath tub. There are two rear facing double glazed windows, wooden flooring and a chrome heated towel rail.

### **Second Floor Landing Bedroom Three**

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

### **Bedroom Four**

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

### **Outside**

To the front of the property the garden is enclosed via a brick wall, there are lawned areas and a pathway to the front entrance. To the rear the garden is mainly laid to lawn with a range of mature shrubs and plants to the borders providing a screened and private garden, there is a generous patio area ideal for entertaining and access to the outbuilding / utility room.



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welcome to

## Axholme Road, Doncaster

- GUIDE PRICE £325,000-£350,000
- FOUR DOUBLE BEDROOM SEMI-DETACHED HOME
- POPULAR LOCATION
- PERIOD FEATURES THROUGHOUT
- ENCLOSED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£325,000-£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126666 - 0002

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