



Tennyson Avenue, Sprotbrough Doncaster

welcome to

Tennyson Avenue, Sprotbrough Doncaster

GUIDE PRICE £160,000-£170,000. This spacious extended two bedroom semi-detached family home is situated in this sought after location, close to a host of local amenities and excellent transport links. The property benefits from off road parking to the front and a private enclosed rear garden.



Entrance Hall

With a front facing sealed unit door, laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed window, a central heating radiator and a feature fireplace housing the electric log effect fire. There is laminate flooring and access to the study.

Study

With front and rear facing double glazed windows, a central heating radiator and laminate flooring.

Breakfast Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven and grill, space for a fridge-freezer, plumbing for a washing machine and complimentary splashback tiling. There is a rear facing double glazed window, a sealed unit door to the conservatory and a central heating radiator.

Conservatory

With rear and side facing double glazed windows, tiling to the floor and French doors which open onto the garden.

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.

Bathroom

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a panelled bath with shower over. There is a rear facing double glazed window and a chrome heated towel rail.

Outside

To the front of the property there is a driveway providing off road parking, whilst to the rear the garden is mainly laid to lawn with a patio area, an outdoor tap and fencing to the perimeter.



view this property online williamhbrown.co.uk/Property/DCR125242



welcome to

Tennyson Avenue, Sprotbrough Doncaster

- GUIDE PRICE £160,000-£170,000
- TWO BEDROOM SEMI-DETACHED HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- STUDY AND CONSERVATORY
- BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000-£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125242



Property Ref:
DCR125242 - 0002

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 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk