



Churchill Avenue, Off York Road Doncaster

welcome to

Churchill Avenue, Off York Road Doncaster

GUIDE PRICE £190,000-£200,000. This well-presented modernised three bedroom semi-detached family home is situated in this sought after location benefiting from a driveway and spacious accommodation throughout. Conveniently located close to a range of shops, schools and amenities.



Entrance Hall

With a central heating radiator, stairs which rise to the first floor landing and a front facing double glazed upvc door.

Lounge

With a central heating radiator, a front facing double glazed bay window and a log burner.

Dining Room

With a central heating radiator and rear facing double glazed French doors. The dining room is open to the kitchen.

Kitchen

Fitted with a range of kitchen wall and base units with work surfaces housing the sink and drainer. The kitchen has space for white goods including a fridge-freezer, plumbing for a washing machine, space for an oven and grill and a breakfast island. There is a central heating radiator, side and rear facing double glazed windows and a rear facing door.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a wash hand basin, a low flush WC and a bath with shower over. There is a rear facing double glazed window and a heated towel radiator

Garage

Situated to the rear with an up and over door.

Outside

To the front there is a spacious driveway with gates providing off road parking, whilst to the rear there is an enclosed garden with fencing to the perimeter.

Agent's 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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Churchill Avenue, Off York Road Doncaster

- GUIDE PRICE £190,000-£200,000
- THREE BEDROOM SEMI-DETACHED HOME
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- AMPLE REAR GARDEN

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

guide price

£190,000-£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125662 - 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.



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