



Tait Avenue, Edlington Doncaster

welcome to

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Situated in the popular location of Edlington is this three bedroom three reception room semi-detached family home benefiting from ample front and rear gardens, a driveway and garage. Ideal for first time buyers or growing families!



Entrance Hall

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

Lounge

17' x 11' 11" (5.18m x 3.63m)

A dual aspect lounge with front and rear facing double glazed windows, chimney breast with feature brick and stone surround housing the multi fuel burner, decorative wall lights, laminate flooring and two central heating radiators.

Dining Room

10' 6" x 9' 11" (3.20m x 3.02m)

With rear facing double glazed French doors, an ample built-in pantry, laminate flooring, a central heating radiator and coving to the ceiling.

Kitchen

7' x 6' 8" (2.13m x 2.03m)

With a front facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four burner gas hob with stainless steal extractor above, a single gas oven and tiled flooring.

Study

8' 5" x 7' (2.57m x 2.13m)

With front facing double glazed window, a central heating radiator, a side facing double glazed door and access to the ground floor WC.

Ground Floor W.C.

With a rear facing obscure double glazed window and a low flush WC.

Utility Room

Housing the combination boiler, washing machine and dryer.

First Floor Landing

With a rear facing double glazed window and access to the loft.

Bedroom One

12' 3" x 10' 1" (3.73m x 3.07m)

With a front facing double glazed window, a central heating radiator and two built-in storage cupboards.

Bedroom Two

12' 3" x 11' 11" (3.73m x 3.63m)

With a front facing double glazed window, built-in wardrobes and a built-in storage cupboard.

Bedroom Three

9' 1" x 7' 6" (2.77m x 2.29m)

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

Bathroom

Fitted with a rear facing obscure double glazed window. Fitted with a bath with shower over, a low flush WC and a hand wash basin with mixer tap. There is tiling to the walls, a central heating radiator, laminate flooring, a built-in storage cupboard and a extractor fan.

Outside

To the front of the property enclosed with lawn and decorative hedges, there is an ample driveway providing off road parking for multiple cars which in-turn leads to the garage. A side access gate leads to the rear garden where there is a patio, lawned area, mature trees and a garden shed.

Garage

With an up and over door and power.

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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welcome to

Tait Avenue, Edlington Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- GROUND FLOOR WC AND UTILITY SPACE
- SOUGHT AFTER LOCATION

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

fixed price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124879 - 0004

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