



Fifth Avenue, Woodlands Doncaster

welcome to

Fifth Avenue, Woodlands Doncaster

GUIDE PRICE £140,000-£150,000. This three bedroom semi-detached family home situated on a generous plot and available with no onward chain is ideal for a first time buyer or growing family, with a dual aspect lounge, a contemporary kitchen and ground floor bathroom.



Entrance Hall

A front facing exterior door provides access into the entrance hall which has stairs rising to the first floor landing, a front facing double glazed window and a central heating radiator.

Lounge

16' 6" x 11' Max (5.03m x 3.35m Max)

With a front facing double glazed window, rear facing French doors to the rear garden, laminate flooring, ample area for a dining table and chairs and a central heating radiator.

Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

Fitted with a range of contemporary high gloss wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. The kitchen has an electric hob with electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is complimentary splashback tiling, a central heating radiator and access to the bathroom and side lobby.

Side Lobby

With a door providing access to the rear garden and a useful storage space.

W.C.

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

Bathroom

Situated on the ground floor and is fitted with a panelled bath with shower screen and shower over, a hand wash basin on a vanity unit with mixer tap, wall to floor tiling, a heated towel rail and a side facing obscure double glazed window.

First Floor Landing

Bedroom One

16' 6" x 11' Max (5.03m x 3.35m Max)

With front and rear facing double glazed windows, a wall mounted boiler and a central heating radiator.

Bedroom Two

14' 5" Max x 8' 9" (4.39m Max x 2.67m)

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

Bedroom Three

7' 5" x 11' 2" (2.26m x 3.40m)

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

Outside

Outside to the front of the property there is an enclosed front garden with hedges and an arch gate which provides additional access to the rear. The front is lawned with a footpath to the front entrance and to the rear of the property there is a patio with a variety of mature shrubs and plants to the borders on a mainly laid to lawn generous garden.

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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Fifth Avenue, Woodlands Doncaster

- GUIDE PRICE £140,000-£150,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GENEROUS REAR GARDEN AND ENCLOSED FRONT GARDEN
- EXCELLENT TRANSPORT LINKS AND LOCAL AMENITIES
- CONTEMPORARY KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£140,000-£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125142 - 0005

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