



Paxton Avenue, Carcroft Doncaster

welcome to

Paxton Avenue, Carcroft Doncaster

Situated in a popular location, this spacious mid-terraced family home offers generous accommodation throughout and benefits from a driveway and a generous enclosed garden to the rear. Ideal opportunity for an investor or a first time buyer!



Entrance Hall

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

Lounge

A spacious lounge with a front facing double glazed window, rear facing French doors which lead onto the conservatory and two central heating radiators. There is coving to the ceiling and wooden flooring.

Conservatory

With rear and side facing double glazed windows, laminate flooring and rear facing French doors giving access to the rear garden.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has space for a Rangemaster cooker, complimentary splashback tiling and further space for a fridge-freezer. There is a side facing double glazed window, tiled flooring and access to the ground floor bathroom.

Ground Floor Bathroom

Fitted with a low flush W.C, a wash hand basin and an L-shaped bath with shower over. There is splashback tiling, spotlights to the ceiling, a heated towel rail and two rear facing obscure double glazed windows.

First Floor Landing Bedroom One

A double room with a front facing double glazed window, laminate flooring and a central heating radiator.

Bedroom Two

Another double room with a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bedroom Three

With a rear facing double glazed window, storage

cupboard, central heating radiator and access to the loft.

Outside

To the front of the property, there is a concrete driveway providing off road parking. To the rear, there is a good sized garden, mainly laid to lawn, featuring a patio area and two workshop spaces ideal for garden storage.

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

Paxton Avenue, Carcroft Doncaster

- THREE BEDROOM MID-TERRACED
- SITUATED CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- POPULAR LOCATION
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- GENEROUS ENCLOSED GARDEN TO REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126398 - 0004

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.

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