

97 West End Avenue

Doncaster, DN5 9RH

£110,000

Situated within an established residential area, this well-proportioned three-bedroom home offers generous accommodation arranged over two floors, making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor provides a spacious front facing lounge and a separate dining room. To the rear, the fitted kitchen provides a practical range of units and worktop space, with access towards the rear garden. To the first floor are three well-proportioned bedrooms, together with a family bathroom fitted with a three-piece suite including a bath with shower over.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space with potential for buyers to personalise and enjoy.

The property offers versatile living space and represents an excellent opportunity for buyers looking to take their next step onto the property ladder or add to an investment portfolio.

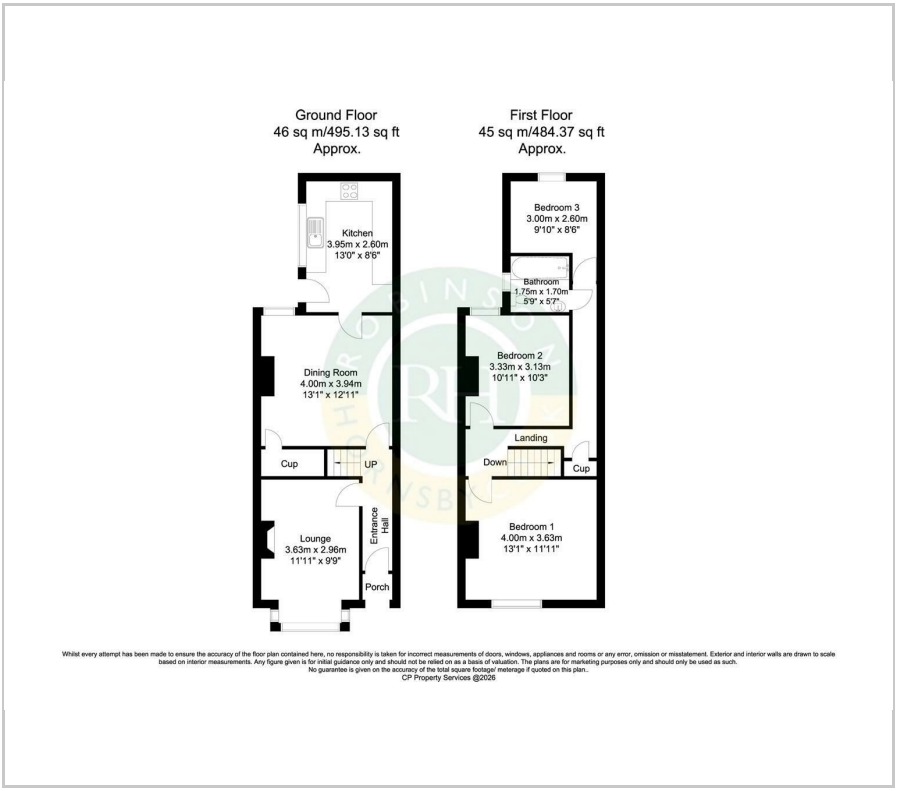
- Spacious three-bedroom mid-terraced property
- Separate lounge and dining room
- Fitted kitchen with a range of wall and base units
- Three well-proportioned bedrooms
- First-floor family bathroom
- Enclosed rear garden
- Ideal first-time purchase or investment opportunity

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan

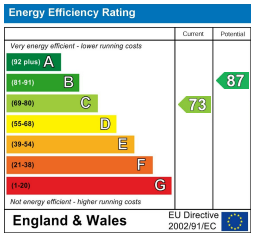


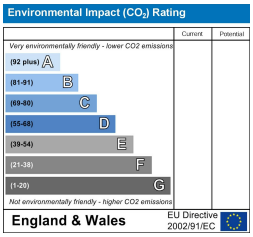
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

Area Map



Energy Efficiency Graph













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