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Halifax Avenue, Doncaster
£149,950

Welcome to Your Perfect Family Home. Situated in the popular village of Conisbrough, Doncaster, this deceptively spacious 3-bedroom mid-terrace house is ideally located, offering easy access to local amenities, schools, shops, and excellent transport links. This property provides the perfect balance of comfort, modern design, and practicality, making it an ideal family home. It also boasts a private driveway for up to 3 cars and a generous-sized lawned rear garden. Contact 3Keys Property 01302 867888.

- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE AND CONSERVATORY
- 3 BEDROOM MID TERRACE FAMILY HOME
- REAR GARDEN WITH GRASS LAWN AND SHRUB BORDERS
- OUTDOOR BRICK STORE
- MODERN KITCHEN/DINING AREA
- MODERN, FULLY TILED BATHROOM WITH BATH TUB & SHOWER OVER
- FITTED WARDROBES TO 2 BEDROOMS
- FRONT BLOCK PAVED DRIVEWAY FOR 2/3 CARS
- SOUGHT AFTER CUL DE SAC LOCATION

PROPERTY DESCRIPTION

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A Fabulous Family Home nestled in a sought-after cul-de-sac, this property provides a peaceful and tranquil living experience. The home has been well-maintained throughout, featuring spacious living areas, a contemporary kitchen/diner, a stylish bathroom suite, and the added bonus of a conservatory that extends the living space. The house is also complemented by a large rear garden and off-street parking at the front, offering both convenience and ample space for family life.

Ground Floor Accommodation

Entrance Hallway - The welcoming entrance hallway features a grey composite-style entrance door, with stairs leading to the first-floor accommodation, setting the tone for the rest of the home. Floor fitted with grey wood effect laminate which runs seamlessly into the kitchen/dining room.

Lounge - A generously-sized living and family area, the lounge boasts two central heating radiators, a UPVC double-glazed bay window to the front, and French doors leading to the conservatory, creating a bright and airy atmosphere. Floor is fitted with carpet.

Conservatory - The conservatory, which is flooded with natural light from windows all around, opens out to the rear garden through French doors, offering a peaceful space to relax and unwind. Floor fitted with carpet and radiator.

Kitchen/Dining Room - This modern and stylish kitchen/diner is the heart of the home, featuring white wall and base units, high gloss tiled splashbacks, and sleek work surfaces. The kitchen includes an electric oven, gas hob, cooker hood, and plumbing for a washing machine, with space for a fridge/freezer and dishwasher. A large pantry provides additional storage, and the room is bathed in light from two UPVC double-glazed windows—one to the front and one to the rear. 2 Single pendant light fittings, radiator and door leading to the rear garden.

First Floor Accommodation

First Floor Landing - The landing is light and spacious, with a UPVC double-glazed window to the rear and access to the loft. Carpet fitted to floor.

Bedroom One - This front-facing principal bedroom is equipped with fitted wardrobes, radiator, and a UPVC double-glazed window to the front, creating a comfortable and private retreat. With fitted carpet and single pendant light fitting.

Bedroom Two - A second well-proportioned bedroom, also featuring fitted wardrobes, a central heating radiator, and a UPVC double-glazed window to the front. Fitted carpet and spot lighting.

Bedroom Three - A rear-facing single bedroom complete with a central heating radiator and a UPVC double-glazed window to the rear. Fitted carpet and single pendant light fitting.

Bathroom - The family bathroom is a modern and stylish suite, fully tiled throughout. It includes an L-shaped bath with a shower overhead, a WC, and a hand wash basin with storage underneath. A heated towel rail and UPVC double-glazed window to the rear complete the bathroom.

Exterior

To the front of the property, you'll find a low-maintenance block-paved driveway, perfect for off-street parking. The rear garden offers a peaceful and well-maintained outdoor space with a large lawn, bordered by a variety of trees and shrubs. It also features a brick-built store and an outside tap, making it an excellent space for family gatherings or entertaining guests. This is a truly fabulous family home that combines space, modern design, and an excellent location. With generous living areas, a beautiful garden, and convenient parking, it is an opportunity not to be missed. Contact Us Today For more information or to arrange a viewing, contact 3Keys Property on 01302 867888.

Disclosure:

Please note that the seller of this property is a relative of a member of our lettings team. In accordance with the Estate Agents Act 1979, we are making this declaration to ensure full transparency.

HALLWAY

KITCHEN/DINING AREA

2.76m x 4.94m (9' 1" x 16' 2") MAX MEASUREMENTS



LOUNGE

3.77m x 4.94m (12' 4" x 16' 2")

CONSERVATORY

2.90m x 2.10m (9' 6" x 6' 11")

LANDING

BEDROOM 1

3.14m x 4.46m (10' 4" x 14' 8") MAX MEASUREMENTS

BEDROOM 2

3.07m x 3.71m (10' 1" x 12' 2")

BEDROOM 3

1.75m x 2.82m (5' 9" x 9' 3")

BATHROOM

1.64m x 2.43m (5' 5" x 8' 0")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Loft - Part boarded with ladder

Boiler - Combination boiler installed 7 years ago approximately.

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DISCLAIMER

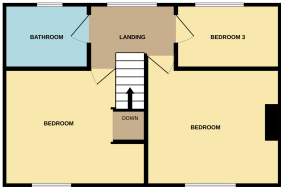
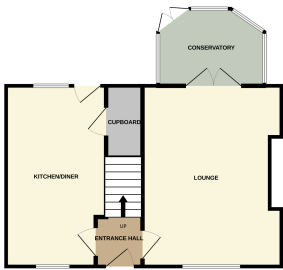
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Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans compared to the measurements of walls, windows, doors and any other items are approximate and it is recommended to obtain the measurements of the property in person. The floorplans are provided for guidance only and should not be relied upon for any prospective purchase. The various, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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