




william
h brown
for sale
Doncaster
01302 327121
williamhbrown.co.uk

Ridgewood Avenue, Edenthorpe Doncaster


william
h brown

welcome to

Ridgewood Avenue, Edenthorpe Doncaster

This three bedroom semi-detached family home is offered to the market with no onward chain and is priced to allow for modernisation. The property benefits from a garage, a generous rear garden and a spacious open plan lounge diner. Ideal opportunity for a first time buyer or growing family.



Entrance Hall

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

Lounge Diner

With a front facing bay double glazed window, an open feature fireplace, a central heating radiator and rear facing patio doors which open on to the garden and provide an abundance of natural light.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with an electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is a central heating radiator, a rear facing double glazed window and a door to the side driveway.

Conservatory

With rear facing French doors and a central heating radiator.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Three

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

Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is a rear facing obscure double glazed window, a central heating radiator and a storage cupboard.

Outside

To the front of the property there is a lawned garden with a range of mature shrubs and plants to the borders. There is a driveway to the side which is enclosed with gates and leads to the garage. To the rear the garden is mainly laid to lawn with fencing to the perimeter.

Garage

With a roller shutter door.



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welcome to

Ridgewood Avenue, Edenthorpe Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IN NEED OF MODERNISATION
- SPACIOUS KITCHEN
- IMPRESSIVE LOUNGE DINER
- SITUATED ON A GENEROUS LARGER THAN AVERAGE PLOT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR125339



Property Ref:
DCR125339 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk