



Lime Tree Avenue, Belle Vue Doncaster

welcome to

Lime Tree Avenue, Belle Vue Doncaster

This three bedroom semi-detached home benefits from a superb range of family living space with a spacious lounge, a generous rear garden and a conservatory. Conveniently situated close to a host of local amenities and excellent transport links.



Entrance Porch

With front facing double glazed French doors, front and side facing double glazed windows.

Entrance Hall

With stairs which rise to the first floor landing and laminate flooring.

Ground Floor Shower Room

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a shower cubicle with shower. There is tiling to the floor, a heated towel rail and a side facing obscure double glazed window.

Breakfast Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces which incorporates the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, plumbing for a washing machine, space for a fridge and freezer and area for a focal dining table and chairs. There is a tiled floor, a rear facing double glazed window and a central heating radiator.

Lounge

With a front facing double glazed window, laminate flooring, a central heating radiator and access to the conservatory.

Conservatory

With rear facing French doors to the garden, laminate flooring, three double glazed skylight windows and further side facing windows providing an abundance of natural light.

First Floor Landing

With a rear facing double glazed window.

Bedroom One

A dual aspect room with front and rear facing double glazed windows and a central heating radiator.

Bedroom Two

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

Bedroom Three

With a rear facing double glazed window, a central heating radiator and fitted mirrored wardrobes.

Outside

To the front, there is a hedge and gated garden. To the rear, the garden is laid with artificial lawn and features a generous patio, ideal for hosting and entertaining, with fencing to the perimeter.

Note

Please note that the AML fee covers 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

Lime Tree Avenue, Belle Vue Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- LOW MAINTENANCE REAR GARDEN
- SITUATED ON A CUL-SE-SAC LOCATION
OVERLOOKING A COMMUNAL GREEN
- BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126392 - 0003

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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