



Lime Tree Avenue, Belle Vue Doncaster



welcome to

Lime Tree Avenue, Belle Vue Doncaster

Situated in this popular location is this spacious mid-terraced home which is suitable for first time buyers, young families or investors. The property has front and rear enclosed gardens with easy access to a host of local amenities and transport links including the train station.



Entrance Porch

With front and side facing double glazed windows, a front facing sealed unit door and a further door to the lounge.

Lounge

With a front facing double glazed bowed window, coving to the ceiling, an inset coal effect fire and two wall light points.

Dining Kitchen

Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas cooker point with extractor above, space for a fridge-freezer, plumbing for a washing machine and space for a dryer. There is complimentary tiling, a rear facing double glazed window, a rear facing sealed unit door giving access to the garden and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, partial tiling to the walls and a rear facing obscure double glazed window.

First Floor Landing

With a storage cupboard and access to the loft.

Bedroom One

With a front facing double glazed window, a central heating radiator and an airing cupboard which houses the gas central heating boiler.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, a central heating radiator and a front facing obscure double glazed window.

Outside

To the front of the property there is an enclosed low maintenance garden with gate and pathway to the front entrance. To the rear of the property there is an enclosed garden with various patio areas, an outside tap, shrubs and plants.

Agent's 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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Lime Tree Avenue, Belle Vue Doncaster

- POPULAR LOCATION
- WITHIN WALKING DISTANCE TO CITY CENTRE, TRAIN STATION AND DONCASTER RACE COURSE
- GROUND FLOOR WC
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125715 - 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.

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