



2 Swinburne Avenue, Adwick-Le-Street , Doncaster, DN6 7DJ

3 Bedroom Semi-Detached Home – No Onward Chain – Detached Garage

Pleased to offer for sale this well-presented three-bedroom semi-detached home, situated in a popular residential location close to local amenities and schools. Offering spacious accommodation throughout, the property would make an excellent first-time purchase or family home.

The ground floor comprises a welcoming entrance, spacious lounge, separate dining room, modern fitted kitchen and modern family bathroom. The kitchen benefits from a range of fitted wall and base units, work surfaces, integrated cooking facilities and views over the garden.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom, providing comfortable and versatile accommodation for families.

Externally, the property benefits from front, side and rear gardens, with established lawns, shrubs and planted borders. There is also off-road parking and a detached garage, providing excellent additional storage and parking facilities.

Offered for sale with NO ONWARD CHAIN, this property is ready for its next owners and is sure to appeal to a range of buyers.

Council Tax Band: B | EPC Rating: D

Viewing is highly recommended to appreciate the space, gardens and parking this property has to offer.

Offers in excess of £210,000

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- Semi-detached family home
- Modern fitted kitchen with integrated cooking facilities
- Front, side and rear gardens
- Council Tax Band: B | EPC Rating: D
- Offered for sale with no onward chain
- Modern family bathroom
- Off-road parking with detached garage
- Spacious lounge with feature fireplace
- Three well-proportioned bedrooms
- Close to local amenities and schools, making this an ideal first-time buyer or family home

Hallway

4'11" x 5'4" (1.51 x 1.65)

Kitchen

15'3" x 10'2" (4.67 x 3.10)

Dining Room

9'8" x 9'6" (2.96 x 2.90)

Lounge

15'7" x 12'7" (4.76 x 3.85)

Bathroom

5'4" x 5'10" (1.65 x 1.79)

Landing

7'4" x 5'8" (2.26 x 1.74)

Master Bedroom

7'9" x 14'7" (2.38 x 4.46)

Bedroom 2

11'0" x 9'1" (3.36 x 2.78)

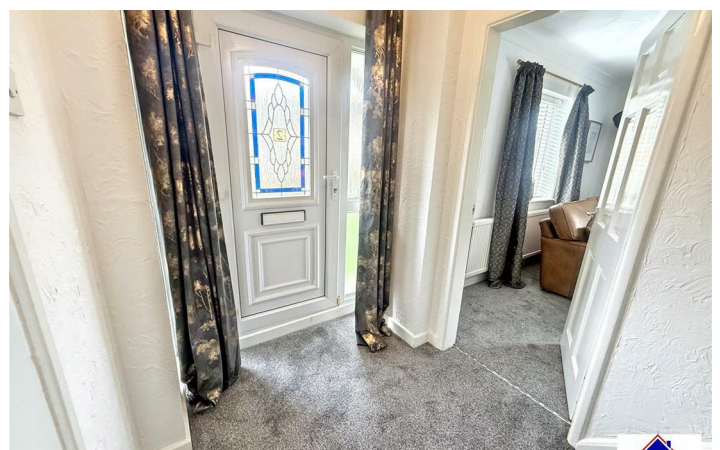
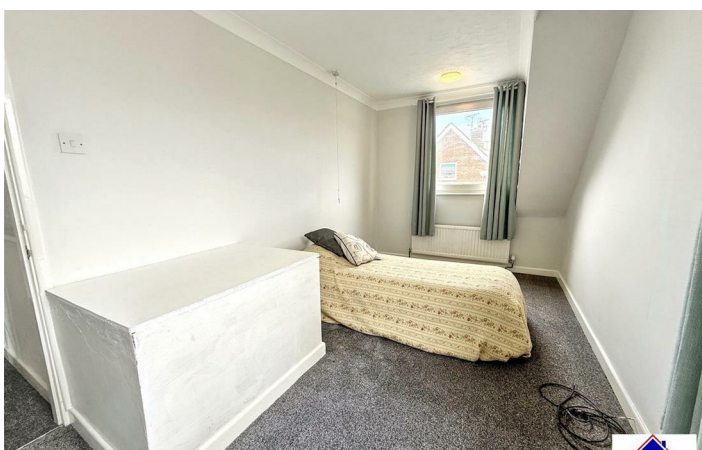
Bedroom 3

7'4" x 8'6" (2.25 x 2.61)



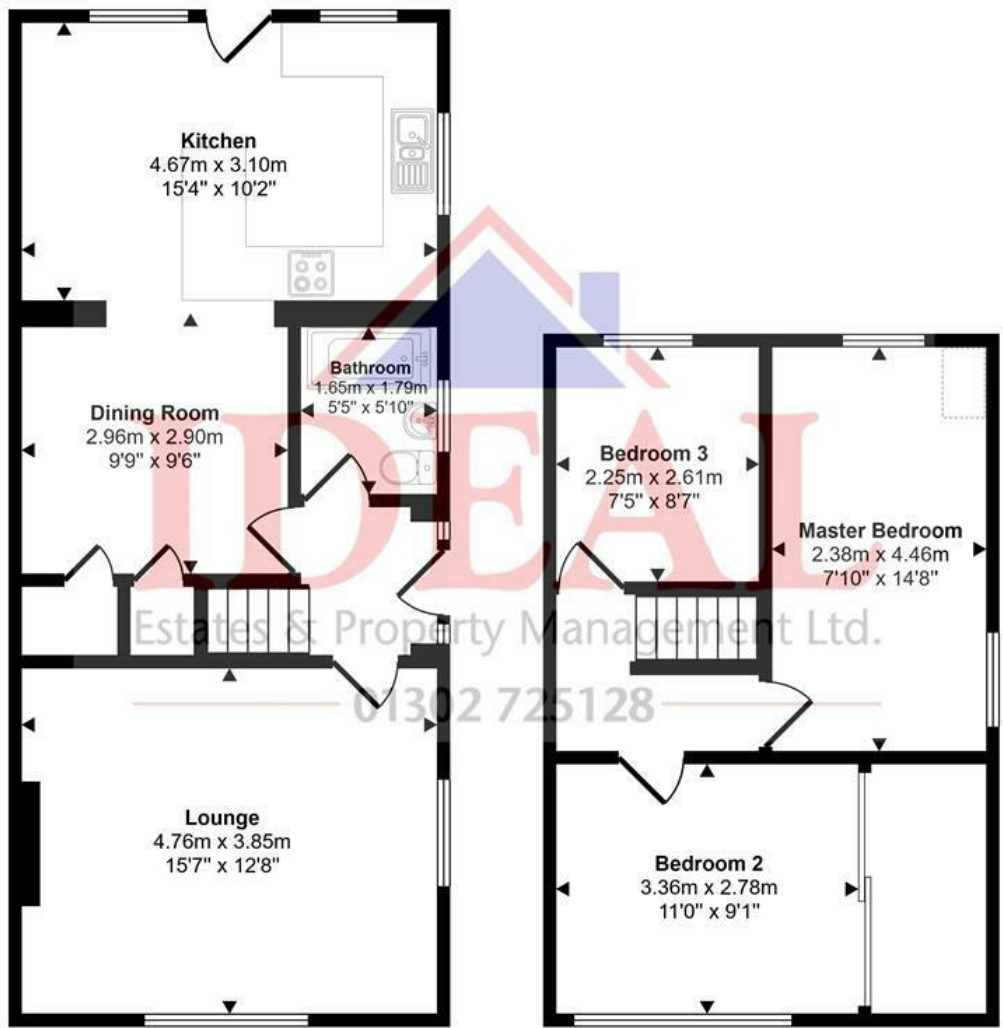
Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



Floor Plan

Approx Gross Internal Area
87 sq m / 941 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft

First Floor
Approx 35 sq m / 382 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

