



72 Chestnut Avenue, Carcroft , Doncaster, DN6 8QD

A fantastic opportunity to acquire this three-bedroom semi-detached property, offering spacious accommodation and excellent potential for modernisation. Ideal for first-time buyers, families, or investors looking to add value, the property is offered to the market with no onward chain.

The ground floor briefly comprises a spacious lounge with patio doors leading out to the rear garden, creating a bright and airy living space, alongside a kitchen/dining area with convenient side access. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking and an enclosed rear garden.

Situated in a popular residential location, this home presents a great investment opportunity and must be viewed to fully appreciate the potential on offer.

Council Tax Band: A
EPC Rating: D

Please note: All services and appliances have not been and will not be tested.

Viewing is highly recommended.

Asking price £120,000

72 Chestnut Avenue, Carcroft

, Doncaster, DN6 8QD



- Three-bedroom semi-detached property
- Family bathroom located upstairs
- Ideal for first-time buyers or investors
- EPC Rating D
- Spacious lounge with patio doors to rear garden
- Off-road parking available
- Offered with no onward chain
- Kitchen/dining area with side access door
- Excellent potential for modernisation
- Council Tax Band A

Hallway

5'8" x 3'10" (1.75 x 1.18)

Lounge

12'11" x 16'1" (3.94 x 4.91)

Kitchen / Diner

9'7" x 19'5" (2.94 x 5.92)

Bathroom

7'10" x 5'6" (2.39 x 1.70)

Bedroom One

13'3" x 10'1" (4.04 x 3.08)

Bedroom Two

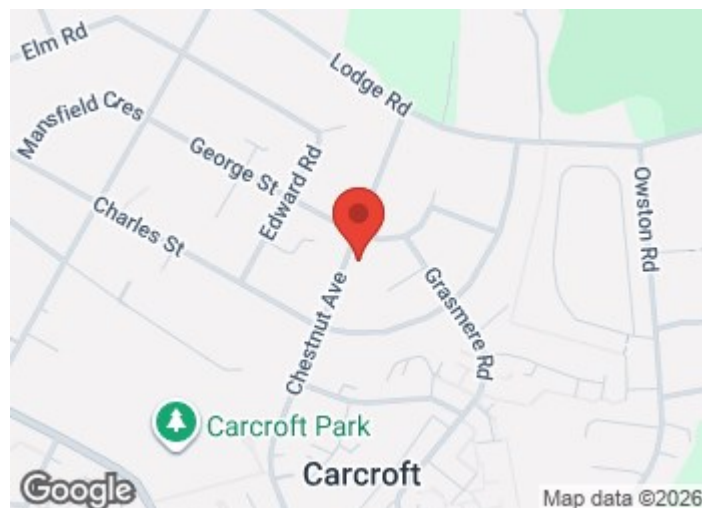
9'8" x 11'1" (2.96 x 3.40)

Bedroom Three

7'9" x 8'10" (2.38 x 2.71)

Front and Rear Gardens

Important Information



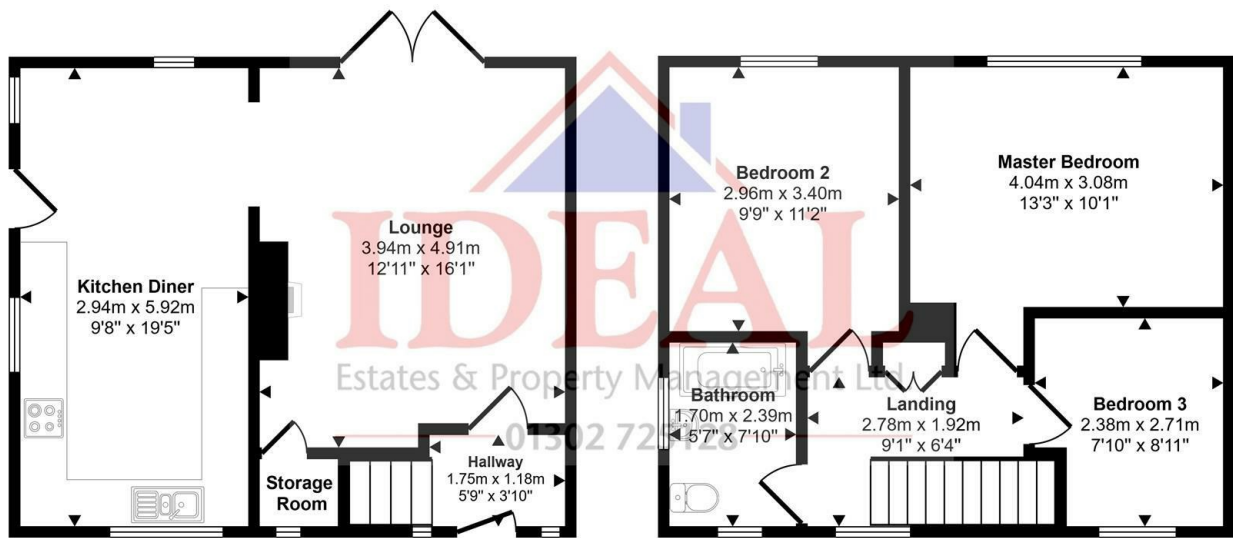
Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.



Floor Plan

Approx Gross Internal Area
84 sq m / 904 sq ft



Ground Floor
Approx 42 sq m / 447 sq ft

First Floor
Approx 42 sq m / 457 sq ft

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

