



4 Cheriton Avenue, Adwick-Le-Street , Doncaster, DN6 7BW

This three-bedroom semi-detached property presents an excellent opportunity for buyers looking to modernise. Offered with no onward chain, the home is ideally suited to first-time buyers, investors, or families seeking to create a property tailored to their own taste.

The accommodation comprises a welcoming entrance leading into a spacious reception room, currently arranged as a lounge and dining area, offering a versatile living space with plenty of natural light. The kitchen provides access to the rear of the property and offers scope for improvement and reconfiguration.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from off-road parking to the front, a detached garage, and a rear garden with potential to enhance.

Ideally located close to a range of local amenities and well-regarded schools, the property also offers convenient access to transport links, making it a practical choice for commuters and families alike.

Additional Information:

No onward chain
Council Tax Band: B
EPC Rating: To follow

Viewing is highly recommended to appreciate the potential on offer.

Offers in the region of £185,000

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- Three-bedroom semi-detached property
- Fitted kitchen with scope for improvement
- Detached garage
- Council tax band: B & EPC rating: TO FOLLOW
- Excellent opportunity for modernisation
- Family bathroom
- Ideally located close to local amenities and schools
- Spacious reception room with lounge and dining area
- Off-road parking to the front/side
- No onward chain

Hallway

5'6" x 8'3" (1.68 x 2.53)

Lounge/Diner

13'3" x 18'8" (4.06 x 5.71)

Kitchen

12'3" x 8'10" (3.74 x 2.70)

Storage Room

3'1" x 3'10" (0.95 x 1.18)

Master Bedroom

12'5" x 9'9" (3.79 x 2.98)

Bedroom 2

12'2" x 8'6" (3.72 x 2.61)

Bedroom 3

6'8" x 9'5" (2.05 x 2.89)

Bathroom

7'1" x 5'7" (2.17 x 1.72)

W/C

2'4" x 5'7" (0.73 x 1.71)

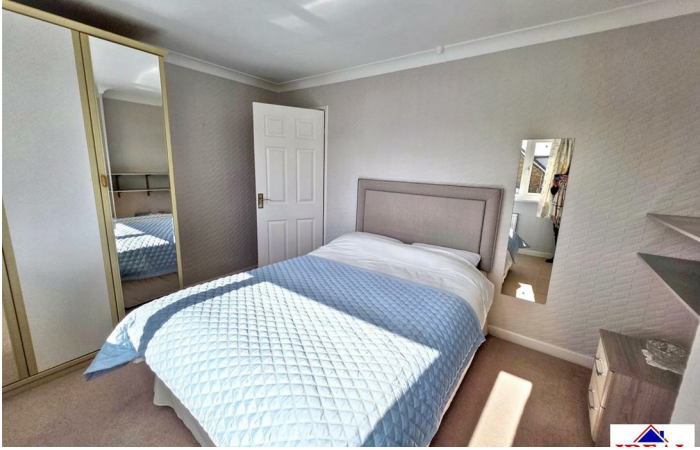
Landing

12'9" x 2'9" (3.89 x 0.84)



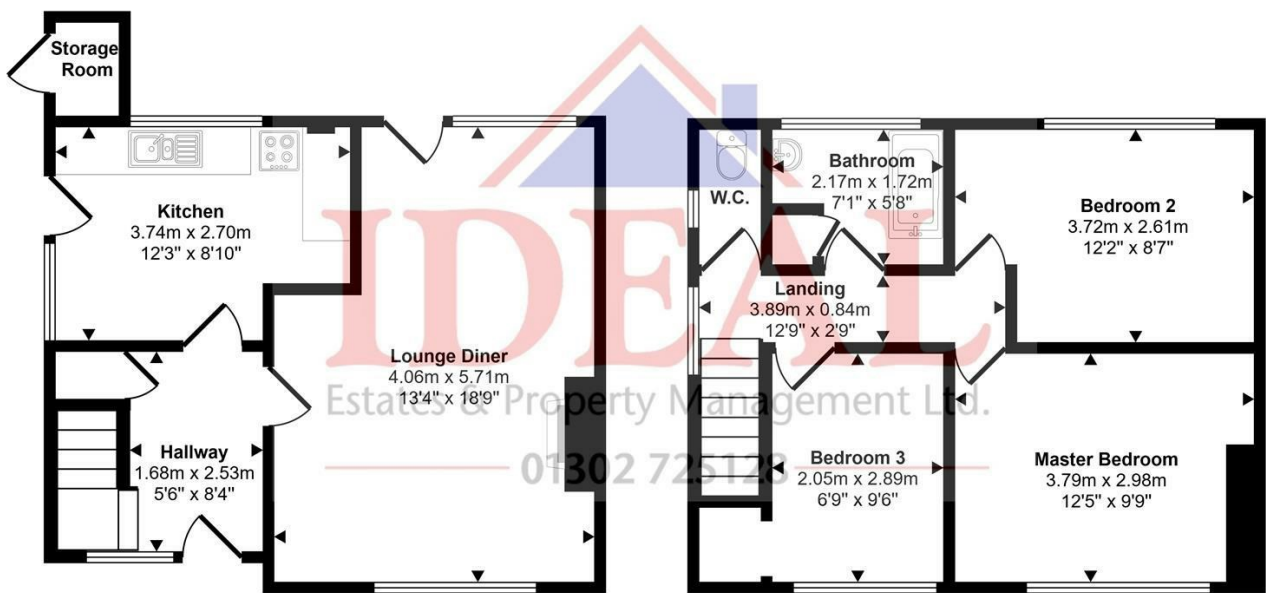
Directions

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
80 sq m / 857 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 40 sq m / 427 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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