



## 12 Cheriton Avenue

Adwick-Le-Street, Doncaster, DN6 7BW

Offers in excess of £169,950



Situated in the much sought after area of Cheriton Avenue , Adwick-Le-Street , is this lovely 3 bedroom family home. This semi-detached property is well presented throughout and briefly comprises of a dual aspect lounge , a modern kitchen with integrated appliances , 3 good sized bedrooms, family bathroom, enclosed rear garden ,hardstanding drive and a integral garage built into the homes structure.

Internal inspection is essential to appreciate the level of accommodation on offer and would make an ideal home for families , first time buyers , and commuters.

Located within walking distance of local amenities, leisure centres, public houses, restaurants and schools. As well as being in close proximity to Adwick train station, the A1 and M1 motorway network and regular public transport links to nearby villages and Doncaster City Centre.



### Entrance hallway

Leading through a uPVC door into a welcoming hallway fitted with grey carpeted flooring and central heated radiator. Access to the stairs and lounge.

### Lounge 17'7" x 12'1" (5.36 x 3.69)

A light and airy dual aspect lounge decorated in neutral colours with grey carpeted flooring, multiple power points, TV Ariel and a central heated radiator. Access to the front hallway and kitchen.

### Kitchen 11'0" x 8'0" (3.37 x 2.45)

A modern rear facing kitchen offering a comprehensive of high gloss wall and base units with complimentary worktop inset with 1 and half bowl granite effect sink and mixer tap, electric hob and oven, integrated dishwasher, fridge and freezer, plumbing for a washer, breakfast bar worktop, spotlights to the ceiling, laminate flooring and multiple power points. Access to under stairs storage, lounge and a side uPVC door giving access to the rear garden.

### Master bedroom 14'6" x 8'0" (4.42 x 2.45)

A front facing master bedroom offering carpeted flooring, ample wardrobe space, central heated radiator and power points.

### Bedroom Two

A front facing double bedroom with laminate flooring, over stairs storage, ample wardrobe space, power points and central heated radiator.

### Bedroom Three

A rear facing bedroom with carpeted flooring, wardrobe space, central heated radiator and power points.

### Bathroom

A side facing bathroom, fully tiled walls and floor, bath with over head electric shower, half circle sink with vanity unit and chrome heated towel rail.

### W/C

A separate W/C adjacent to the family bathroom, fully tiled floor and walls, push button toilet and rear facing frosted window.

### Garage and Gardens

To the front aspect of the property is a well kept feature lawn with a hard standing slopping drive leading to the integral garage, giving potential off road parking for 2 cars. To the rear is a well maintained fence enclosed rear garden offering stylish sleeper bedding enclosures, a decked seating section, established trees and plants along with a grassed area. There is side gated access leading from the front to the back.

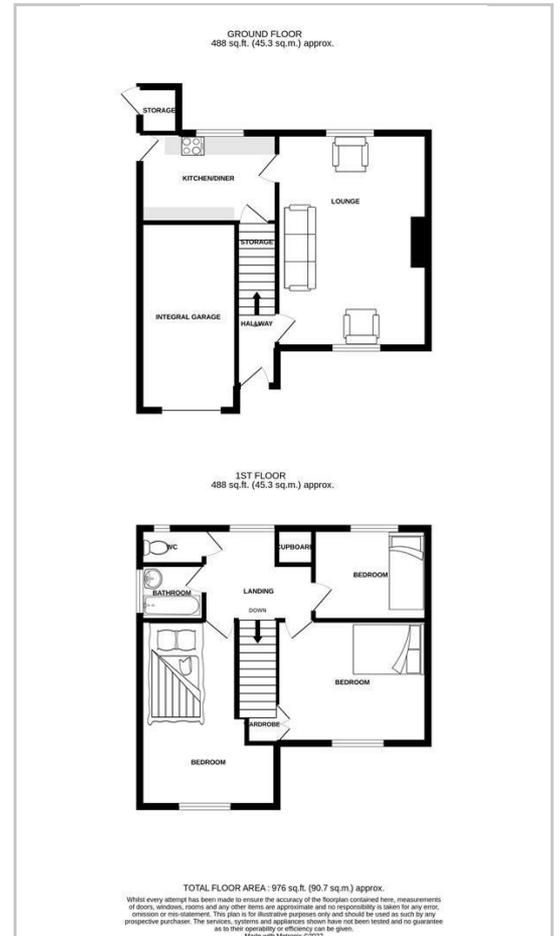
### LINK TO PROPERTY DETAILS

<https://www.ideal-estates.co.uk/properties/16026897/sales>

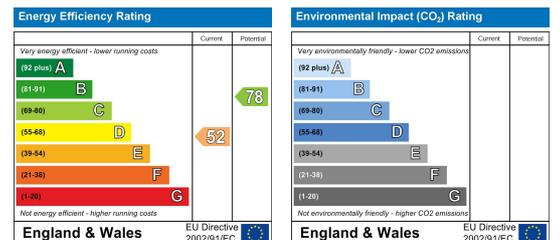
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.

