



51 Broughton Avenue

Doncaster, DN5 9QS

£125,000

A well presented mid terrace property situated in a popular roadway. The property comprises: three bedrooms, a modern family bathroom with a three piece suite, lounge, dining room and kitchen with a range of fitted and built in cooking appliances. There is an enclosed garden to the rear.

Ideally located to a range of local amenities, schools and colleges and within close proximity to the town centre and M1/M18 commuter links. This property is perfect for a first time buy or landlord investment. Early viewing is highly recommended.

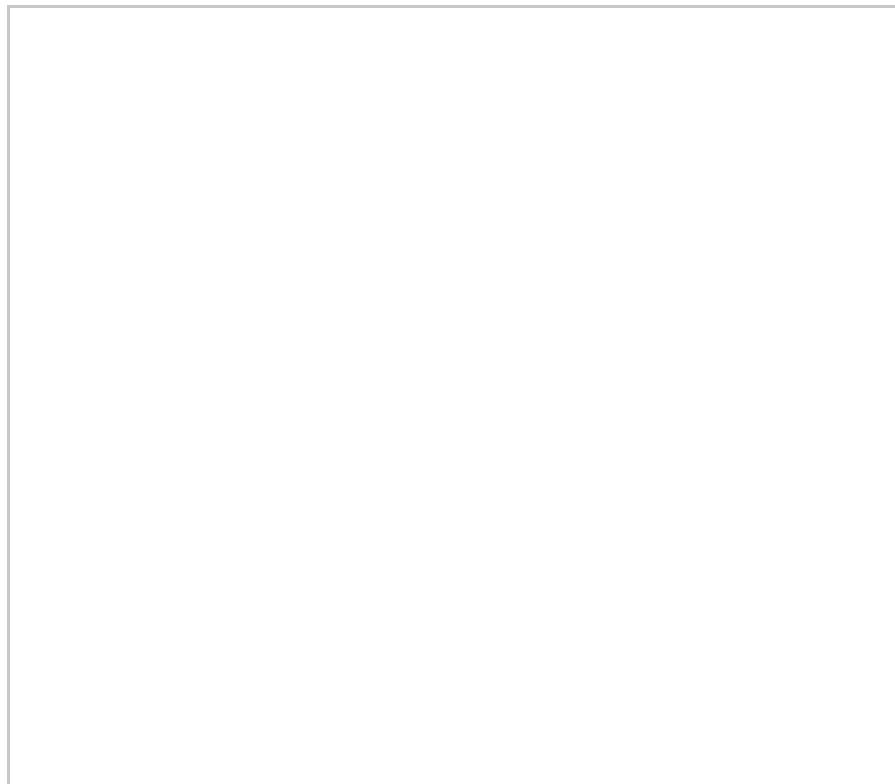
Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedroom mid terrace house
- Modern kitchen diner with appliances
- Family bathroom
- Double glazing and central heating
- On road parking (no permit required)
- Ideal first time buy or buy to let opportunity
- Ideally located to a range of local amenities, schools and colleges and within close proximity to the town centre and M1/M18 commuter links
- Early viewing is highly recommended



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		32
(81-91)	B		
(68-80)	C		
(55-68)	D	64	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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