



## 23 Churchill Avenue Off York Road, Doncaster, DN5 9BQ Offers Over £225,000

A rare opportunity to purchase an immaculately presented and substantially extended four bedroom semi detached house situated on a quiet cul de sac Off York Road. The property in brief comprises; Entrance porch, hallway, lounge with feature log burning stove, stunning open plan kitchen/living/dining room, utility room, downstairs shower room, four good sized bedroom and luxury family bathroom. Outside; double width driveway, rear enclosed garden and detached garage. Ideally located close to local amenities, reputable schools and motorway connections this fantastic family property offers spacious accommodation appointed to a high specification throughout and must be viewed to be appreciated.

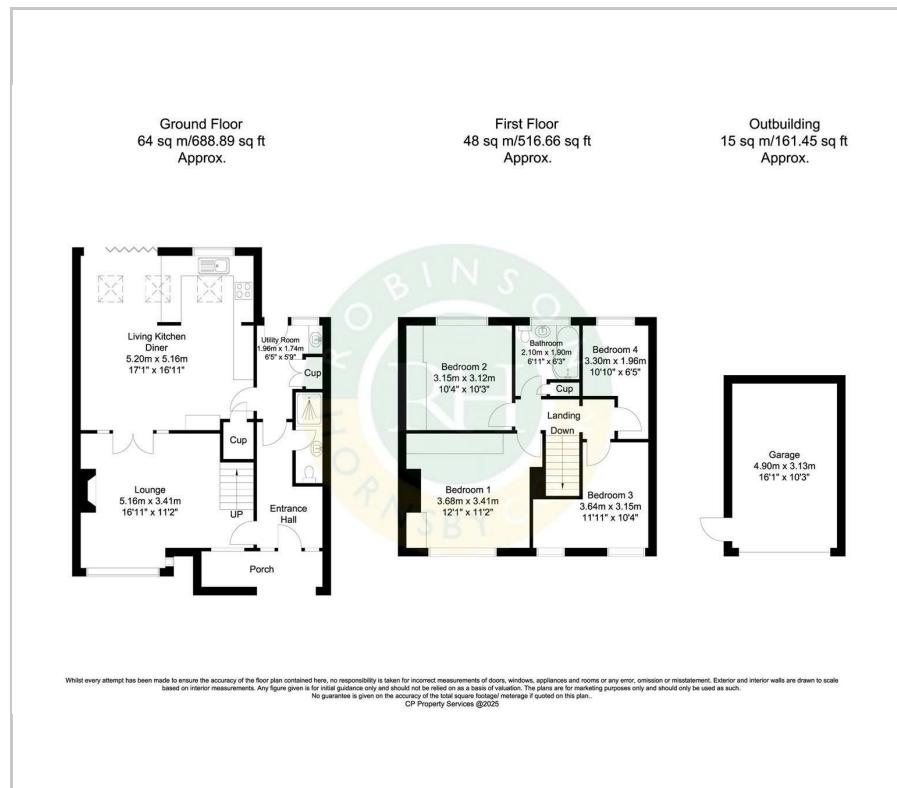
- Semi detached house
- Four good sized bedrooms
- Substantially extended and immaculately presented
- Stunning open plan kitchen/living/dining room
- Lounge with feature log burning stove
- Utility room and downstairs shower room
- Contemporary family bathroom
- Ample off road parking and detached garage
- Close to reputable schools and amenities
- Must be viewed

### Viewing

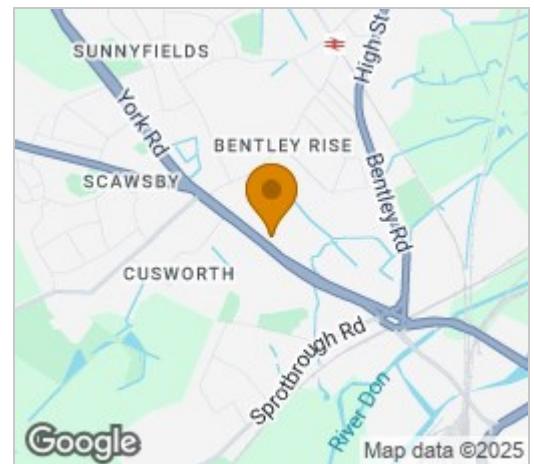
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



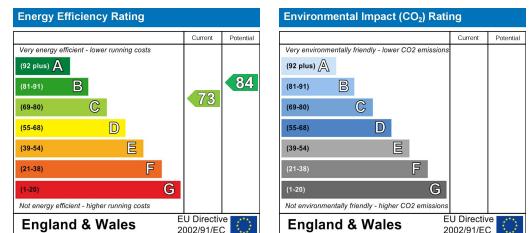
## Floor Plan



## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.