



**Paxton Avenue, Carcroft Doncaster**

**welcome to**

**Paxton Avenue, Carcroft Doncaster**

Situated in a popular location, this spacious mid-terraced family home offers generous accommodation throughout and benefits from a driveway and a generous enclosed garden to the rear. Ideal opportunity for an investor or a first time buyer!



### **Entrance Hall**

With a front facing exterior door, stairs which rise to the first floor landing and a central heating radiator.

### **Lounge**

A spacious lounge with a front facing double glazed window, rear facing French doors which lead onto the conservatory and two central heating radiators. There is coving to the ceiling and wooden flooring.

### **Conservatory**

With rear and side facing double glazed windows, laminate flooring and rear facing French doors giving access to the rear garden.

### **Kitchen**

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has space for a Rangemaster cooker, complimentary splashback tiling and further space for a fridge-freezer. There is a side facing double glazed window, tiled flooring and access to the ground floor bathroom.

### **Ground Floor Bathroom**

Fitted with a low flush W.C, a wash hand basin and an L-shaped bath with shower over. There is splashback tiling, spotlights to the ceiling, a heated towel rail and two rear facing obscure double glazed windows.

### **First Floor Landing**

#### **Bedroom One**

A double room with a front facing double glazed window, laminate flooring and a central heating radiator.

#### **Bedroom Two**

Another double room with a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

### **Bedroom Three**

With a rear facing double glazed window, storage cupboard, central heating radiator and access to the loft.

### **Outside**

To the front of the property, there is a concrete driveway providing off road parking. To the rear, there is a good sized garden, mainly laid to lawn, featuring a patio area and two workshop spaces ideal for garden storage.



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welcome to

## Paxton Avenue, Carcroft Doncaster

- THREE BEDROOM MID-TERRACED
- SITUATED CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- POPULAR LOCATION
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- GENEROUS ENCLOSED GARDEN TO REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126398 - 0002

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