



Stirling Avenue, Bawtry Doncaster DN10 6QE

welcome to

Stirling Avenue, Bawtry Doncaster

Inviting Semi-Detached Home, offering a Stylish KITCHEN, Two Main RECEPTION ROOMS, Three Good Sized BEDROOMS and Front & Rear GARDENS, with a DRIVEWAY and GARAGE. Situated in Bawtry, this property is a MUST VIEW!



Ground Floor Accommodation

Entrance Porch

Entrance Hall

Welcoming entrance, housing the stairs to the first floor landing.

Lounge

Spacious lounge, featuring a stone effect fireplace with wall mounted gas fire (decorative only), front facing double glazed window, a central heating radiator and sliding doors leading to the dining room.

Dining Room

Second reception room having wall lights, a rear facing double glazed window and a central heating radiator.

Kitchen

A recent addition to this property, this stylish kitchen comprises modern wall and base units with complimentary worktops over tiled splashbacks and an inset sink with drainer. Benefitting from an integrated gas hob and electric oven with extractor fan, dishwasher and washing machine. Having a fridge/freezer, useful storage pantry, rear facing double glazed window, central heating radiator and recessed lights.

Rear Lobby

With storage area and access to the garage.

First Floor Accommodation

Landing

Having loft access with a pull down ladder, a side facing double glazed window and the central heating boiler being housed within the cupboard.

Bedroom One

Double bedroom, consisting of a front facing double glazed window and a central heating radiator.

Bedroom Two

Double bedroom, with a rear facing double glazed window and a central heating radiator.

Bedroom Three

Bedroom Three, complete with a useful storage cupboard, front facing double glazed window and a central heating radiator.

Bathroom

Modern bathroom with a fitted bath, a rainfall shower with handheld shower head and adjustable riser rail with a foldable shower screen. Flaunting a vanity unit offering storage, wc, rear facing double glazed window with obscured view, heated towel rail and an extractor fan. Surrounded by tiling to the walls and floor.

External

Set back from the road, behind a low level wall, being mainly laid to lawn with a driveway. The side elevation owning timber fencing and side gated access to the rear. The rear garden, being fully enclosed by timber fencing, displays a grass lawn with colourful plants and shrubs, patio area and water supply.

Garage

Having a front up and over door, rear courtesy door, lighting, power sockets and a side facing double glazed window with obscured view.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The seller has provided adequacy certificates and building regulation certificates for historical movement to the property dating back from 2008. Please contact the branch for more information.



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welcome to

Stirling Avenue, Bawtry Doncaster

- Well Presented Semi-Detached Home
- Desirable Area of Bawtry
- Recently Updated Kitchen and Bathroom
- Three Good Sized Bedrooms
- Driveway and Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108330 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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