



Royal Avenue, Doncaster

welcome to

Royal Avenue, Doncaster

Situated within walking distance of Doncaster City Centre is this immaculately presented four bedroom end-terraced Edwardian home. The property benefits from spacious accommodation throughout, resident parking and a generous double garage. Situated close to a range of shops, schools and amenities.



Entrance Porch

With a front facing oak panelled door with original stained leaded light glass, decorative tiling and access to the entrance hall.

Entrance Hall

With tile effect flooring and a central heating radiator.

Lounge

With a front facing double glazed bay window, laminate flooring and original picture rail and mouldings. There is a solid fuel original fireplace as the focal point of the room and coving to the ceiling. The lounge is open to the dining room.

Dining Room

With shelving and bookcases to the recess, laminate flooring, a central heating radiator, original picture rail and a rear facing French doors which lead out to the rear garden.

Kitchen

Fitted with a range of shaker style base units with work surfaces housing the ceramic 1 and 1/2 bowl sink and drainer. The kitchen has a gas hob with extractor above, an electric oven, plumbing for a washing machine and dishwasher and space for a fridge-freezer. There is a central heating radiator, tiling to the floor, stainless steel shelving, a rear facing double glazed window and a door which gives access to the cellar with pantry storage.

Cellar One

With work surfaces and a central heating radiator.

Cellar Two

First Floor Landing

Bedroom Two

A spacious room with two front facing double glazed windows providing an abundance of natural light, a feature fireplace and a central heating radiator.

Bedroom Three

With a side facing double glazed window and a central heating radiator.

Bedroom Four

With a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a double shower cubicle with shower and tiled surround. There is partial tiling to the walls, tiled flooring and a central heating radiator.

Bathroom

Fitted with a double ended spa bath with jets, twin wash hand basins fitted into a vanity and a low flush W.C. There is a rear facing obscure double glazed window, four wall light points, wooden flooring and partial tiling to the walls.

Second Floor

Bedroom One

With a side facing double glazed window and two further skylight windows. There is access to the roof space.

Outside

To the front of the property there is a gated enclosed garden with tree whilst to the rear there is a low maintenance courtyard style garden with patio, outside tap, coal bunker and a garden shed. There is rear access to the double garage.

Double Garage

A spacious double garage with a double electric door, two side facing double glazed windows, power, lights and a further door to the garden. There is useful storage space with workshop benches.



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Royal Avenue, Doncaster

- FOUR BEDROOM END-TERRACED HOME
- GENEROUS DOUBLE GARAGE TO FIT TWO CARS AND RESIDENT ON STREET PARKING
- WELL-PRESENTED THROUGHOUT
- SPACIOUS ROOM SIZES
- ONE OF A KIND FIND

Tenure: Freehold EPC Rating: F

Council Tax Band: A

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126088 - 0005

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