

Details as provided by the vendor



13 St. Martins Avenue, Cusworth

A superb chance to create the perfect family home. This large style three bedroom semi detached property enjoys large wrap around gardens providing huge potential for the new owners. Briefly comprises: Entrance hall, kitchen, summer room, lounge, dining room, first floor landing, three bedrooms, family shower room.

Offers Over £200,000

Viewing

By appointment only

Tenure Freehold

Offering huge potential, this larger style and extended three bedroom semi detached property is attractively positioned within this highly regarded residential area. Boasting a generous corner plot position with plenty of parking space and a detached garage.

Although the property requires some modernisation we highly recommend a viewing of the inside and outside to truly appreciate what an unique opportunity is on offer.

Briefly comprising; Entrance hall, lounge through to dining room, kitchen, summer room, first floor landing, three bedrooms and family shower room.

The property occupies an attractive position sitting behind a brick built wall. Having large lawned gardens to the front side and rear offering potential to extend subject to planning applications.

To the rear of the garden are double wrought iron gates giving access to a large hard standing parking area and detached garage.

This unique property also benefits from a Ecodan air source heat pump, a modern gas combi boiler with modern radiators and solar panels to rear creating lower energy costs as we head towards these uncertain times.

VIEWING RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The property is situated within this popular cul-de-sac of Mendip Close, near to various local shops and amenities and pub. There are various retail outlets along York road, including Morrisons superstore.

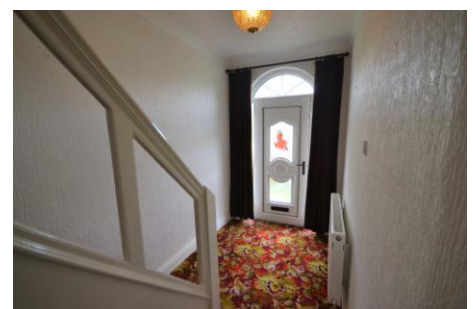
Proceeding out of Doncaster, travelling over St. Georges Bridge, down York Road, taking your left turning onto Cusworth Lane. Proceed down Cusworth Lane, taking your left hand turning onto St. Martins Avenue. Follow around the left hand bend and this superb property is situated on the right hand side.

ACCOMMODATION

A white UPVC with double glazed panel opens into the entrance hall.

ENTRANCE HALL

Having stairs rise to the first floor, matching doors open to the lounge and kitchen, with a central heating radiator and a useful understairs storage cupboard.



ENTRANCE HALL



KITCHEN

10' 3" x 9' 4" (3.12m x 2.84m) A bright and airy room with a UPVC double glazed bay window with fitted vertical blinds offering pleasant views of the garden. Having a range of fitted units with contrasting work tops incorporating a wash bowl and four ring electric hob with extractor fan over. There is a door leading to the entrance hall and open plan access to the summer room.



KITCHEN



LOUNGE

12' 3" x 14' 3" (3.73m x 4.34m) Plus bay window A spacious bay windowed, front facing lounge open plan to the dining room. Having a feature coal effect gas fire with marble hearth, various power sockets, TV aerial point, central heating radiator and coving to the ceiling.



LOUNGE



DINING ROOM

12' 11" x 9' 11" (3.94m x 3.02m) Having a feature coal effect gas fire with marble hearth. Various power sockets, central heating radiator, coving to the ceiling and French doors open to the summer room.



DINING ROOM



SUMMER ROOM

18' 6" x 6' 7" (5.64m x 2.01m) A great addition to the property with pleasant views of the rear garden from various UPVC double glazed windows with fitted vertical blinds.



FIRST FLOOR LANDING

Having stairs rise to the first floor landing with gloss white hand rails. Matching doors open to all three bedrooms and the family shower room. There is a side facing UPVC double glazed window, storage cupboard and a wall mounted thermostat.



BEDROOM 1

11' 3" x 10' 5" (3.43m x 3.18m) A spacious front facing double bedroom with a large UPVC double glazed bay window. Having fitted wardrobes, various power sockets, TV aerial, ceiling fan and a central heating radiator.



BEDROOM 2

12' 11" x 11' 6" (3.94m x 3.51m) This is another good sized double bedroom which enjoys a pleasant view of the rear garden from an UPVC double glazed window with fitted vertical blind. Having a wash basin over vanity unit, built in wardrobe housing a gas combi boiler and the solar panel control unit and a loft access with pull down ladder.



BEDROOM 3

7' 5" x 6' 6" (2.26m x 1.98m) Having a front facing UPVC double glazed window. Various power sockets, central heating radiator and a phone socket.



FAMILY SHOWER ROOM

With a large walk in shower enclosure with sliding door, wash basin with pedestal and chrome mixer tap, low level flush w.c, UPVC double glazed escape window and two tone ceramic wall tiles.



FAMILY SHOWER ROOM



OUTSIDE

This large corner plot garden is mainly laid to lawn with brick boundary walls and offers huge potential to the side and rear aspects. Having concrete pathways lead around the property and down to a detached brick built garage and hard standing.



OUTSIDE



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DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

