

3 Bedroom(s), Semi-Detached House, Freehold

Brosley Avenue, Barnby Dun, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Family Home
- Utility Space and Ground Floor W/C
- Family Bathroom
- Spacious Rear Garden

- No Chain
- Kitchen
- Separate Lounge and Dining Room
- Driveway and Front Garden
- Local Amenities, Schools and Transport Links

£175,000
For Sale

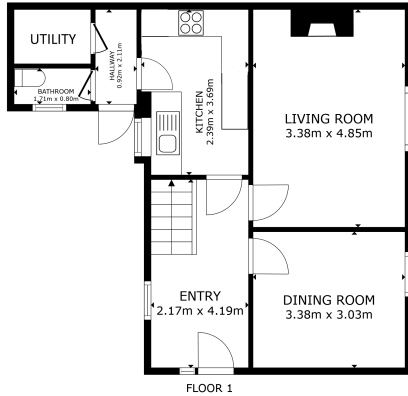
Book your viewing today Tel: 01302 247754

Owner's View

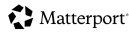
This house has been a happy home for my mum for over 14 years in the quieter part of Barnby Dun, away from the busy roads and hustle and bustle. Many happy hours have been spent in the large sunny garden relaxing, gardening and bar-b-queing. The front of the house is a real sun trap letting in lots of light to flood the spacious rooms and spreading warmth that truly makes this place a home. There is full double glazing throughout with UPVC front and back doors, and all the internal doors in the house are solid wood.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 55.8 m² FLOOR 2: 41.1 m²
TOTAL: 96.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Entry



The property has been newly decorated and carpeted throughout.

Kitchen



Fitted kitchen complete with integrated appliances, including a gas hob with wok burner, Zanussi stainless steel oven and grill with pyrolytic self-cleaning, Hotpoint frost-free fridge freezer, Hotpoint dishwasher, and a cooker hood.

Lounge



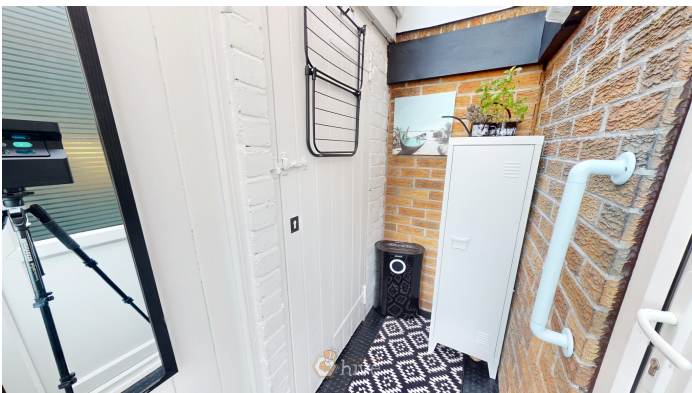
The spacious lounge includes a fully working gas fire with living flame coals



Dining Room



Outbuilding



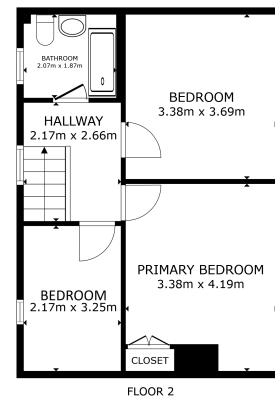
Includes a separate laundry room fitted with a Zanusso washer dryer.

W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 33.87m² FLOOR 2: 45.1 m²
TOTAL: 78.97m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Master Bedroom



all three bedrooms can comfortably accommodate at the least a double sized bed.



Bedroom



Family Bathroom



Bedroom



The third bedroom is currently fitted out and used as a dressing room fitted with tall open shelving and hanging rails and then a separate built in storage area.



Externals

Front Aspect



A key feature of this home is its solid build with thick outer walls, ensuring it stays cool in summer and retains heat efficiently in winter – perfect for comfortable year-round living.

Rear Garden



The property benefits from a useful attached outbuilding, currently used as a shed/workshop, featuring a thick solid wood door in a steel frame for added security. The garden has been fully winterised and enjoys a patio area and a mature setting with apple, pear, and quince trees, providing both beauty and practicality through the seasons.

Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels -

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 12/23/2015 (serviced yearly)

Water Heating System -

Approximate Water Heating Installation Date - 12/23/2015 (serviced yearly)

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

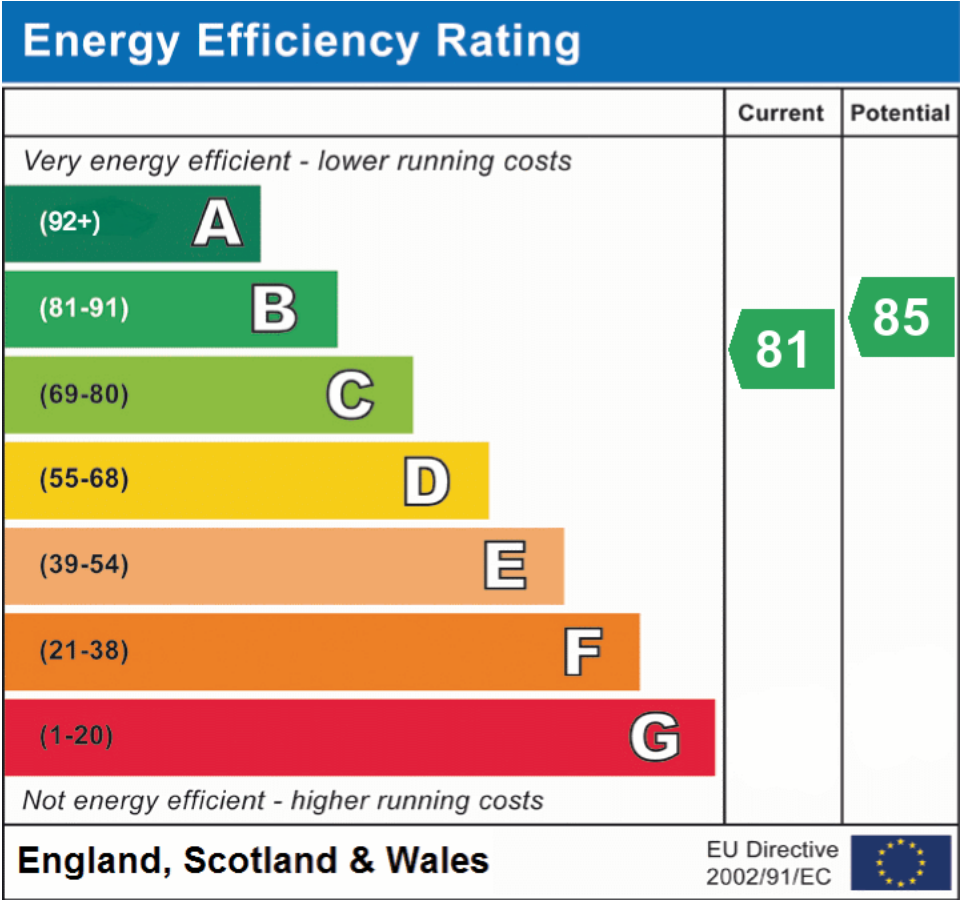
Loft Boarded out - No

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Energy Performance Certificate



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