

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

**Ridgewood Avenue, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Spacious Lounge Diner
- Rear Enclosed Garden
- Popular Location and Close to Amenities and Schools
- Well Presented

- Three Bedroom Semi Detached Family Home
- Family Bathroom
- Driveway and Garage
- Extended Modern Breakfast Kitchen

**£210,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

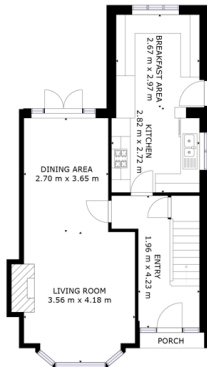


## Owner's View

Situated in the sought-after village of Edenthorpe, Doncaster, this beautifully presented three-bedroom semi-detached home on Ridgewood Avenue offers modern living in a convenient location. Boasting a spacious lounge diner, this home is perfect for relaxing and entertaining. The extended modern breakfast kitchen is stylishly designed with ample storage and workspace, making it the heart of the home. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a private driveway and garage, providing off-road parking. The rear enclosed garden offers a fantastic outdoor space, ideal for families or those who love to entertain. Located close to local amenities, schools, and transport links, this wonderful home is a must-see!

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 30 m<sup>2</sup> FLOOR 2: 42 m<sup>2</sup>  
TOTAL: 72 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

### Breakfast Kitchen

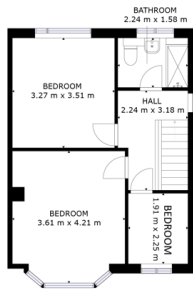


### Lounge Diner



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 50 m<sup>2</sup>; FLOOR 2: 42 m<sup>2</sup>  
TOTAL: 92 m<sup>2</sup>

Matterport

## Master Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Externals



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -



Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate

