

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

**Ridgewood Avenue, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Family Home
- Sizeable Lounge Diner
- Garage and Driveway
- Lots of Potential for First Time Buyers or Investors

- No Chain
- Kitchen and Separate Utility Room
- Family Bathroom with Level Access Shower
- Spacious Rear Garden with Summer House
- Local Amenities, Schools and Transport Links

**£180,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

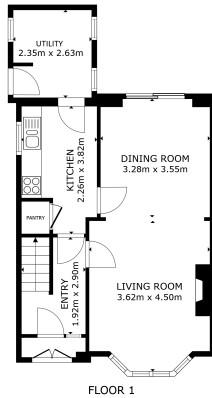


## Owner's View

Offered with no chain, this three-bedroom semi-detached property on Ridgewood Avenue, Edenthorpe presents an exciting opportunity for those looking to put their own stamp on a family home. Boasting ample living space, the ground floor features a spacious lounge diner, a practical kitchen, and a utility room, perfect for modern family life. Upstairs, there are three bedrooms and a family bathroom, providing comfortable accommodation for all. Outside, the property benefits from a generous rear garden complete with a summer house, ideal for relaxing or entertaining. Additional highlights include a driveway and garage, offering convenient off-street parking. With lots of potential to personalise, this home is a fantastic opportunity for first-time buyers or investors alike.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA:  
FLOOR 1: 46.2 sqm FLOOR 2: 45.7 sqm  
EXCLUDED AREAS: HALLWAY 1.1 sqm  
TOTAL: 91.7 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Lounge Diner



### Kitchen





## Utility

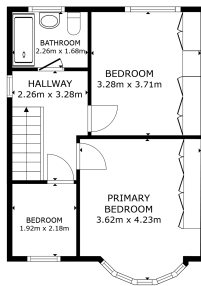


## Bedroom



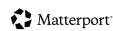
## First Floor

### Floor Plan



FLOOR 2

GRAND TOTAL AREA  
FLOOR 1: 49.1 m<sup>2</sup> FLOOR 2: 42.7 m<sup>2</sup>  
EXCLUDING AREAS: HALLWAY: 1.1 m<sup>2</sup>  
TOTAL: 90.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Master Bedroom



## Bedroom



## Family Bathroom



## Externals



**Front Aspect**



**Summer House**



**Rear Garden**



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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





# *We make it happen.*

Tel: 01302 247754

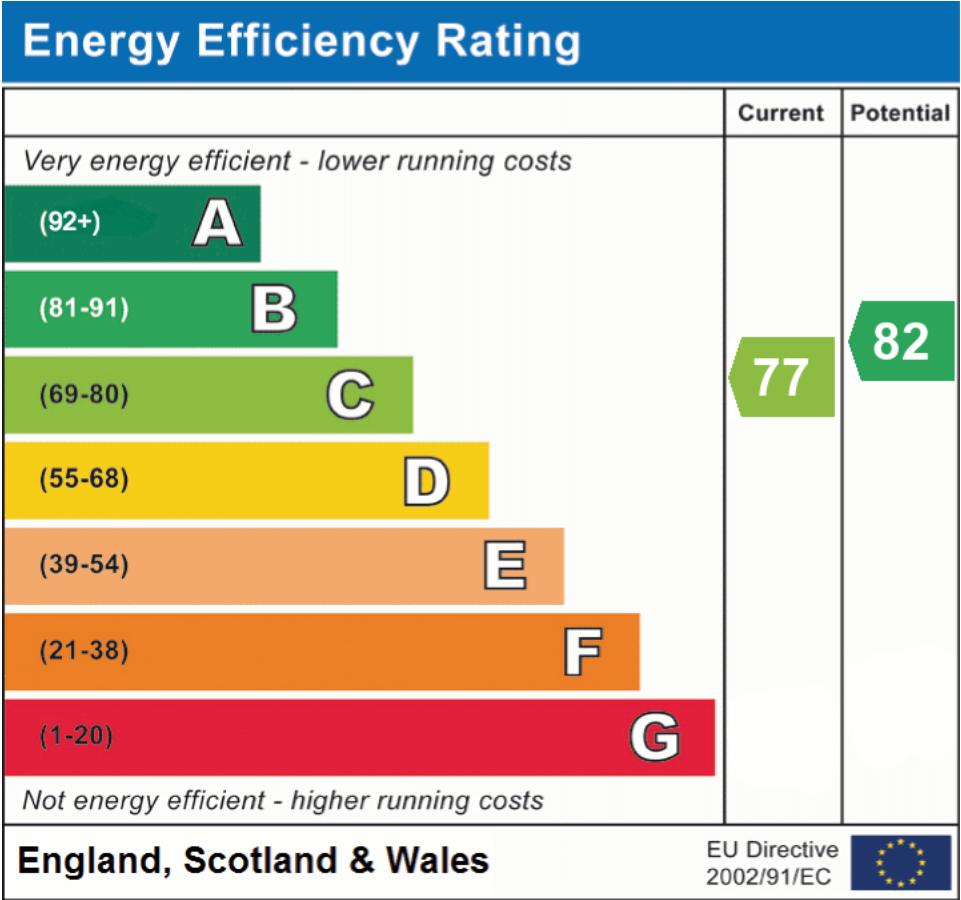
Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.