



**54 St Vincent Avenue, Doncaster, DN6 7TY**  
£170,000 Freehold

  
**MARTIN & CO**

## St Vincent Avenue, Woodlands

3 Bedrooms, 1 Bathroom

£170,000

- Three bedroom semi detached
- Off Road Parking
- Garage
- Popular Location
- Close to excellent commuter links
- Generous conservatory
- Ground floor shower room

A deceptively large family home in a very popular location. Briefly comprising of a lounge, stunning kitchen diner and conservatory, shower room and WC on the ground floor. Located on the first floor are two double bedrooms, a single bedroom and a family bathroom.

Outside to the front of the house the garden has been paved to provide a low maintenance driveway for off street

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parking. To the rear of the property there is a lovely low maintenance family garden. There is also a single detached garage.

The property benefits from a new boiler

**LIVING ROOM** 11' 7" x 11' 7" (3.54m x 3.55m) A light and bright lounge with a large bay window, wood effect flooring and double doors leading opening into the kitchen diner.

**KITCHEN/DINER** 14' 4" x 18' 2" (4.37m x 5.54m) This attractive kitchen diner has a range of pale blue units complimented with butchers-block worktops, a central island, Belfast sink, large range cooker and wood effect flooring. With double doors opening into the large conservatory.

**SUN ROOM** 7' 10" x 13' 2" (2.39m x 4.03m) A generous multifunctional conservatory with plenty of space for a dining table. Double door open into the enclosed family garden

**SHOWER ROOM** 7' 10" x 3' 6" (2.39m x 1.09m) With a WC hand basin and large walk-in-shower

**BEDROOM** 12' 10" x 10' 2" (3.92m x 3.12m) A double bedroom

**BEDROOM** 10' 11" x 11' 9" (3.34m x 3.59m) A double bedroom

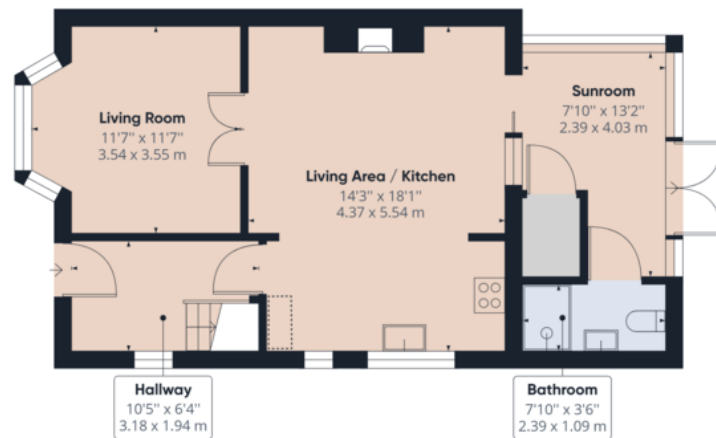
**BEDROOM** 8' 8" x 7' 10" (2.66m x 2.40m) A single bedroom

**BATHROOM** 6' 9" x 6' 3" (2.06m x 1.92m) A first floor family bathroom with a white three-piece bathroom suite with grey tiling and over bath shower

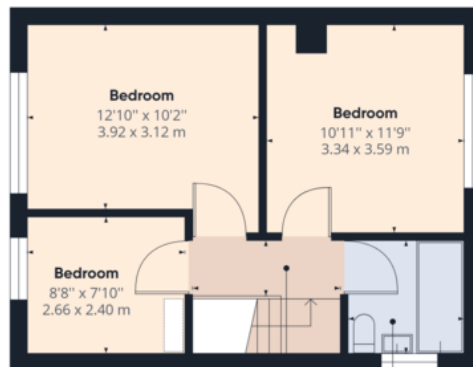








Ground Floor Building 1



Approximate total area<sup>(1)</sup>

997.78 ft<sup>2</sup>  
92.70 m<sup>2</sup>

Reduced headroom

4.10 ft<sup>2</sup>  
0.38 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Doncaster

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