



Lansbury Avenue, Doncaster, South Yorkshire

No chain | Convenient location near schools, shops, and amenities | Larger than the average garden for outdoor activities | Single garage for parking and storage | Open kitchen diner with customization potential | Spacious living room for relaxation and quality time

Asking Price: **£140,000 (Offers In Region Of)**

KW LEEDS
KELLERWILLIAMS

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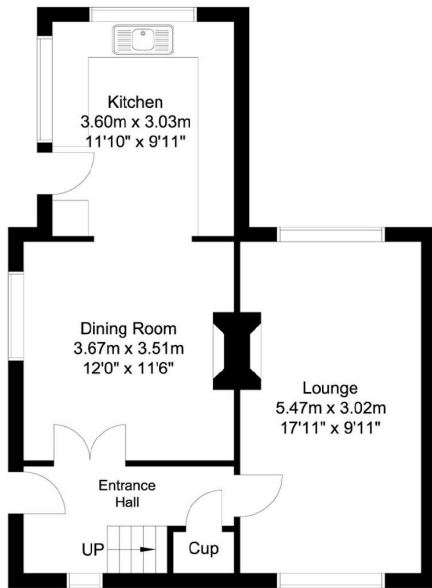
DESCRIPTION

A charming property that has been cherished as a family home for many wonderful years. This deceptive proportioned residence offers scope to modernise the larger than average rooms it has to offer. Upon entering, the hallway leads to a spacious living room, providing ample space for relaxation in front of the TV. The open-kitchen diner is fabulous space, offering an ideal setting for family living. It presents a fantastic opportunity for modernisation, allowing you to transform it into a family room and hub of the home that perfectly suits your unique style and preferences. This property is eagerly awaiting first-time buyers who are ready to make it their own and add value. With a little creativity and personal touches, you can definitely be inspired to make this house your home, infusing it with your own personality and flair. In addition to its inviting interior, this property also boasts a single garage, ensuring convenient parking and extra storage space. Moreover, you'll be pleased to discover a larger-than-average garden, offering a pleasant setting for outdoor activities, and pottering in the garden, or simply enjoying sitting in the sun. It's the ideal space for children to play, entertain guests, or simply unwind in your own backyard. Conveniently situated in the heart of the village, this home provides easy access to nearby schools, shops, bus routes, and other essential amenities. Everything you need is within reach, allowing for a comfortable and convenient lifestyle that caters to your daily requirements. One notable advantage of this property is that it comes with no chain, this makes the process smoother and allows you to move in and start enjoying your new home sooner. In summary, Lansbury Avenue offers a wonderful opportunity to acquire a cherished family home with a spacious living room, an open kitchen diner with incredible potential, and the freedom to add value and make it your own. Don't miss out on this remarkable opportunity to create a place that truly reflects your unique taste and aspirations. Contact us to book a viewing! sue.wragg@kwuk.com george.wragg@kwuk.com

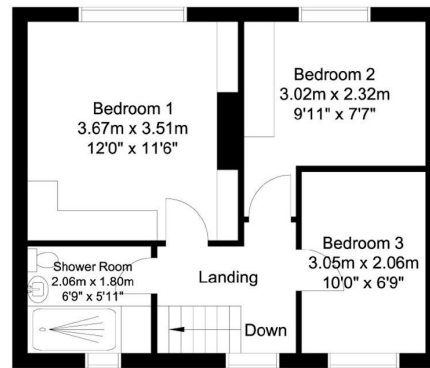




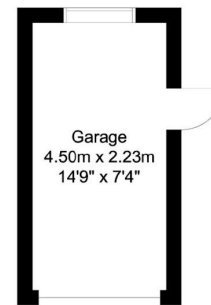
Ground Floor
48 sq m/516.66 sq ft
Approx.



First Floor
37 sq m/398.26 sq ft
Approx.



Outbuilding
10 sq m/107.63 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None