

10 Muirfield Avenue, Doncaster, DN4 6UP

Offers In The Region Of £260,000

We are pleased to present this FOUR bedroom detached family home situated in a quiet cul-de-sac location. Located in the sought after area of Bessacarr Doncaster. Perfect for a growing family or someone looking to downsize. The property is in need of some updating which is reflected in the competitive price. With some improvements and a little extra love, this property could be a spectacular DREAM HOME! The accommodation briefly comprises of:

Entrance hall, downstairs WC, Lounge, Dining area, conservatory, kitchen, Four bedrooms and Three being of good size, a family bathroom and Garage. VIEWING HIGHLY RECCOMENED !!

Entrance

WC

Fitted with a WC and a wash hand basin, and front facing obscure double glazed window.

Lounge

This bright spacious room having a feature fireplace as a focal point to the room, and opens into the living room. There is a PVC double glazed window to the front elevation, a double panel central heating radiator beneath, feature spotlighting, and a staircase leading to the first floor accommodation.

Dining Room

This has double glazed, sliding patio door which gives access into the conservatory, a central heating radiator, a central light fitment and coving to the ceiling.

Kitchen

The kitchen has been extended and fitted with a comprehensive range of high and low level units with a roll edge work surface over including eye level glazed display cabinets. There is a single drainer resin sink unit with mixer tap, a four-ring gas hob with extractor hood above and an integrated double oven and grill. There is also an integrated fridge freezer, plumbing for an automatic washing machine and dishwasher a tall larder storage unit, tiled splash backs, feature spotlighting. Two double glazed windows which overlooks the rear garden, plus a UPVC double glazed stable type door which gives access to the side and rear.

Conservatory

Giving a pleasant outlook into the rear garden with a door which leads out into the rear garden, with a ceramic tiled floor.

Landing

access to the loft, bedrooms and family bathroom

Main Bedroom

A good sized double bedroom with fitted wardrobes, a double glazed bay window to the front, a central heating radiator.

Bedroom Two

Large double bedroom having dual aspect glazed windows to the front and rear elevations, a central heating radiator, potential to create a further bedroom or en-suite.

Bedroom Three

Having a double glazed window to the rear, central heating radiator and central ceiling light point.

Bedroom Four

Having a double glazed window to the front elevation, a central heating radiator, built-in wardrobe over the stair bulkhead and a central ceiling light.

Family Bathroom

Fitted with a WC, a wash hand basin and bath with shower over, which also includes a wall hung bathroom

cabinet. There is tiling to the walls and floor and a central heating radiator. With a rear facing obscure glazed window.

Outside

The property stands on an attractive plot, set back with a large block paved driveway which provides car standing for several vehicles and leads to an integral garage with an electric roller shutter style door,

The rear garden has been divided to create a formal garden and a dog run. The garden has a small shaped lawn, paved patio and sitting area, plus a hot tub external security lighting and fencing to the perimeters. With its south facing position, this garden is a SUNTRAP!

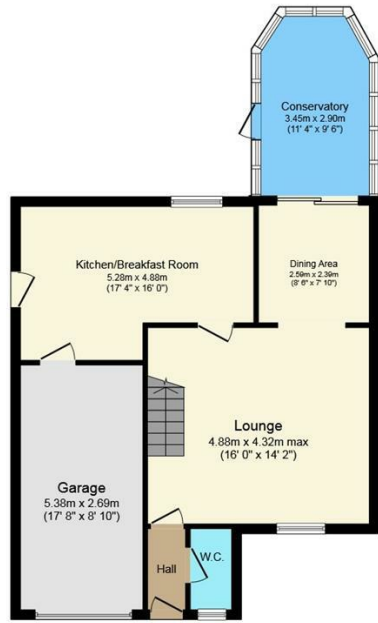
Material Information

Doncaster Council

Tax Band D

Freehold

Floor Plan



Ground Floor

Floor area 71.8 sq.m. (773 sq.ft.) approx



First Floor

Floor area 54.4 sq.m. (586 sq.ft.) approx

Total floor area 126.3 sq.m. (1,359 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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