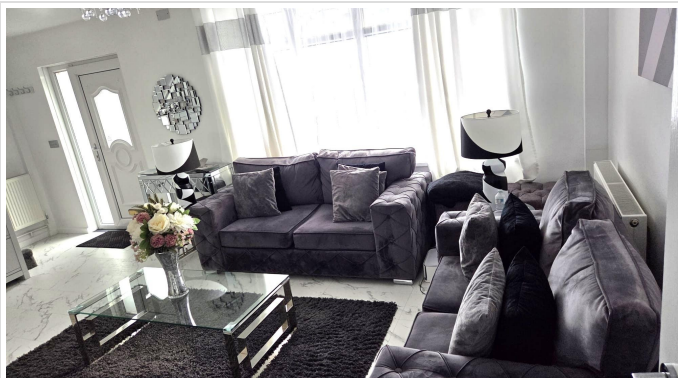


4 Bed Semi-Detached In Aintree Avenue , Doncaster, DN4 6HH £340,000





SHORT DESCRIPTION

Property Ref: 16542 Price and Overview The price for this beauty is fixed and not subject to survey. This unique property comprises a 3-bedroom semi-detached house set on a large plot plus a fully functioning spacious 1-bedroom bungalow also with a large plot. The front patio of the main house provides parking for up to two cars. Main House The house consists of three bedrooms a large tiled living room a tiled dining room and a tiled kitchen fitted with new modern kitchen units. These include a new integrated washing machine new integrated dishwasher 5-ring modern gas hob and a newly installed integrated fridge freezer. The property is fully double glazed throughout and benefits from a newly renovated bathroom. To the rear there is a conservatory with a newly fitted ceiling along with a rear patio area. Bungalow or Annexe The bungalow is fully self-contained and annexed to the house. It features an exceptionally large bedroom with fitted modern wardrobes and a large living dining room with modern laminate flooring throughout. The bungalow also includes a modern tiled kitchen fitted with an induction hob extractor fan washing machine and fridge freezer as well as a tiled toilet and shower room with an extractor fan. The bungalow is fully double glazed. There is no gas in the bungalow however it is equipped with very efficient ceramic radiators an electric shower and electric taps for both the kitchen and the shower room sink. A fence separates the house and bungalow with separate gates for each. There is also a good-sized front garden area and the bungalow patio provides parking for up to three cars. Utilities and Costs A very important feature of this property is that there is only one council tax to pay one water bill one electric bill and one gas bill. The savings are immense. Lifestyle and Investment Potential This is a fantastic property for families particularly those with a young couple or elderly parents who wish to live close to each other while remaining independent. Alternatively you could live in one property and rent the other. There may also be the possibility of dividing the two properties subject to an application to the local council. Location Please note that this property is situated in a particularly good and safe area located 5 minutes by car from the Dome racecourse and Lakeside Shopping Centre and just 10 minutes from Doncaster town centre offering an abundance of shops bars and restaurants. Robin Hood Airport is approximately 15 minutes away. The local bus service is excellent providing easy access to Doncaster town centre and the airport. Property Type: Semi-detached Full selling price: £340000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: A EPC rating: E Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Front Garden, Rear Garden, Patio Parking: Gated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: self-occupied.

4

Bed Room(s)

2

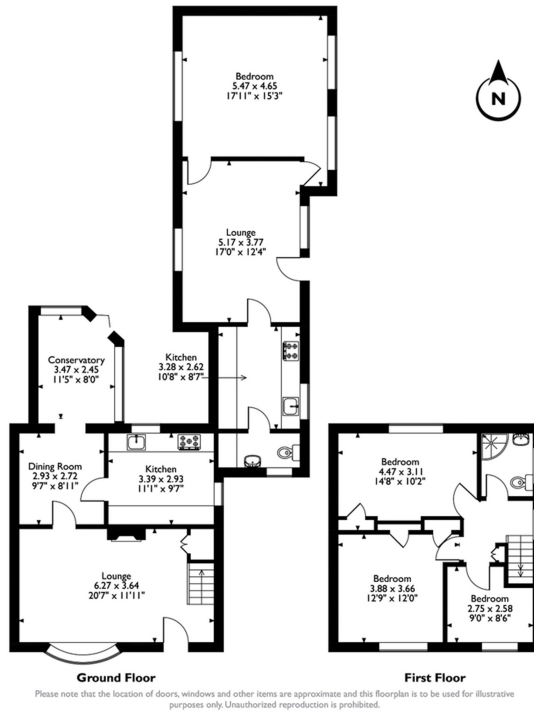
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	94 square metres

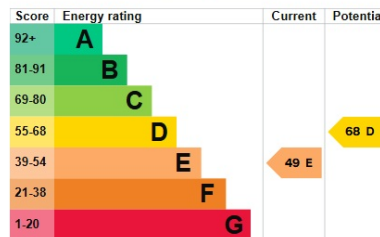
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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