



**18 Gurth Avenue,  
Edenthorpe, Doncaster, DN3 2LW**

**Offers in Region of £122,500**

A three bedroom semi-detached, situated within this highly regarded residential location, conveniently situated within easy access of local shops, schools and supermarket and provides excellent transport links to Doncaster and surrounding areas.

Gas central heating and part-double glazed windows are installed. The property occupies generously proportioned gardens with ample off-road parking for several cars and a concrete sectional garage.

The property is attractively priced to allow for further modernisation and has potential for extension (subject to obtaining any necessary planning consents).

May not be suitable for a purchaser requiring a high loan to value mortgage.



## GROUND FLOOR

**Entrance Hall** with uPVC entrance door with opaque glass, radiator, telephone point.

**Lounge** 12' 7" x 12' 2" (3.84m x 3.71m) (first measurement reducing to 11' 1"; second measurement excluding the bay) with front facing bay window, wall mounted gas fire, double radiator, built in storage cupboards to the chimney breast recess.



**Dining Room** 12' 7" x 7' 4" (3.84m x 2.24m) with double radiator, under stairs storage cupboard housing the wall mounted gas central heating boiler.



**Rear Porch/Kitchen** 12' 6" x 5' 7" (3.81m x 1.71m) with stainless steel sink unit with base cupboard unit, further base cupboard and drawer unit with roll edge worktop, plumbing for automatic washer, gas cooker point, tiled walls, timber and glazed rear entrance door with opaque glass.



## FIRST FLOOR

**Landing** with access to loft.

**Front Bedroom 1** 9' 0" x 11' 0" max (2.75m x 3.36m max) with built in storage cupboard, radiator, telephone point.



**Rear Bedroom 2** 9' 0" x 8' 10" (2.75m x 2.7m) with radiator.

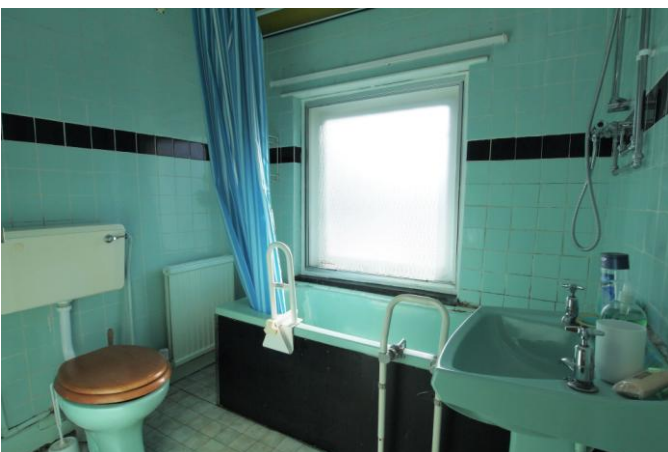




**Front Bedroom 3** 6' 9" x 7' 5" (2.06m x 2.27m)  
with radiator.



**Bathroom** 6' 9" x 6' 0" (2.06m x 1.83m)  
with a turquoise coloured suite comprising of  
panelled bath with thermostatically controlled  
shower over, pedestal wash basin, low level wc,  
tiled walls, double radiator.



## OUTSIDE

### Gardens

The property occupies good sized, larger than average sized gardens, with the front garden standing behind a timber panel fence laid predominantly to paving stones for ease of maintenance, with a driveway and hardstanding leading through a pair of metal gates providing ample off-road parking for several cars and leads to the rear garage. There is a larger fence enclosed garden to the rear, predominantly laid to lawn, two garden sheds to the rear of the garage.



### Garage

Detached concrete sectional garage situated to the rear. Electric light and power are installed.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

**IMPORTANT NOTE:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

**FREE VALUATIONS:** We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

**FIXTURES & FITTINGS:** Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

**MORTGAGE:** With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

**VIEWING:** By arrangement with Johnsons estate agents.

**COUNCIL TAX BAND:** For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

**SELLING YOUR HOME?** For details of our selling service and

competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

**REFERRAL FEES:** Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice.

Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

**DIRECTIONS:** The property is situated within the sought after village of Edenthorpe and can be approached by travelling from Doncaster along Thorne Road, turn right into Eden Grove

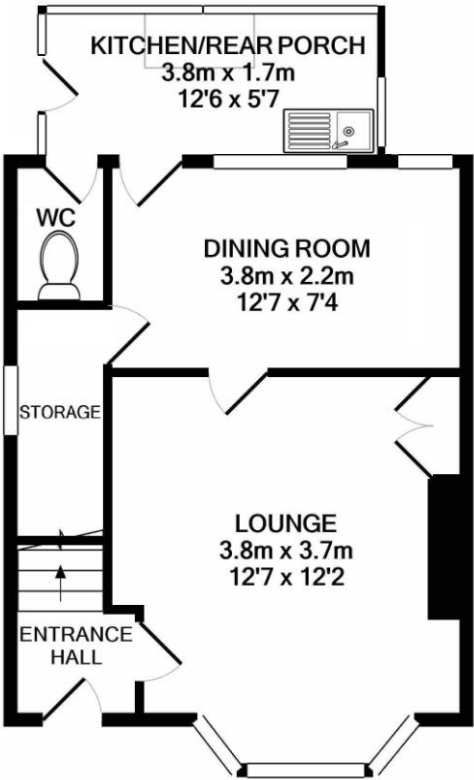
Road and turn left into Gurth Avenue. The property will be found on the right hand side, identified by our "For Sale" board.

ENERGY PERFORMANCE

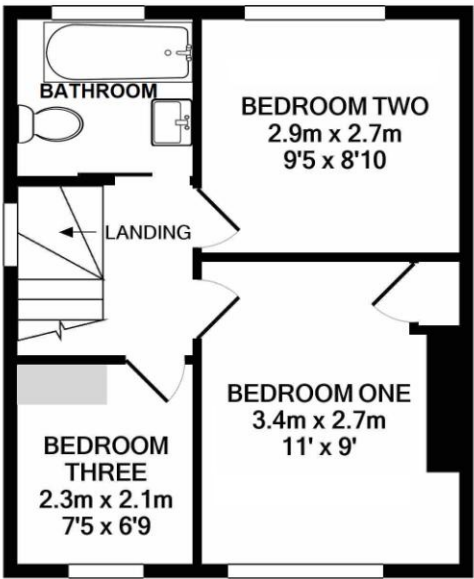
Energy Efficiency Rating: Current D 62; Potential B 84

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.  
RA 23155 NH/DR 10/02/21



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 66.9 SQ.M. (720 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee