



**6 Aidans Close,  
Clay Lane, Doncaster, DN2 4RB**

**Offers in Region of £100,000**

A modern two bedroomed middle terraced house, situated within this highly regarded residential development.

The property is an ideal opportunity for a first time buyer and has accommodation including: entrance hall, cloakroom with wc, lounge, kitchen with split level cooker equipment, two bedrooms and bathroom with an attractive three piece white suite.

Gas central heating and uPVC double glazed windows are installed. There is a front forecourt garden and a fence enclosed garden to the rear and there is an allocated parking space within the adjacent car parking compound. An internal inspection is highly recommended.



**GROUND FLOOR****Entrance Hall**

with part glazed entrance door with opaque glass, radiator, laminate floor covering.

**Cloakroom**

with low level wc, pedestal wash basin with tiled splashback, uPVC double glazed window with opaque glass, radiator.

**Lounge** 10' 0" x 13' 9" max (3.05m x 4.2m max) with radiator, telephone point, under stairs storage cupboard.



**Kitchen** 13' 3" x 8' 0" (4.04m x 2.44m) with a range of base cupboard and drawer units with roll edge worktops with an inset 1.5 bowl stainless steel sink unit, plumbing and recess for automatic washer, and incorporating split level cooker equipment comprising of a four ring gas hob unit with concealed extractor canopy over, built in oven, matching wall mounted cupboard units, matching breakfast bar, radiator, uPVC double glazed French doors lead into the rear garden.

**FIRST FLOOR****Landing**

**Front Bedroom 1** 13' 3" x 12' 3" (4.04m x 3.74m)

(first measurement reducing to 10") with radiator, built in storage cupboard.



**Rear Bedroom 2** 6' 9" x 9' 9" (2.06m x 2.98m) with radiator, access to loft.



**Bathroom** 6' 3" x 6' 4" (1.91m x 1.94m) with a white suite comprising of tiled surround panel bath (hot and cold mixer tap with shower fitment) with shower screen, pedestal wash basin with tile splashback, low level wc, radiator, extractor fan to ceiling, uPVC double glazed window with opaque glass.

**OUTSIDE**



## Gardens

There is a front forecourt garden laid to decorative slate chippings. There is a fence enclosed garden to the rear laid to lawn with paved footpath, with gated access to the adjacent car parking compound, where there is an allocated garden space. Timber garden shed.



**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.

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 this popular modern, yet well established residential development and can be approached by travelling from Doncaster Town Centre along Barnby Dun Road, turn right into Llivingstone Avenue, left into Jefferson Avenue and turn right into Wilberforce Road. Turn right into Aidan's Close and take the first cul-de-sac to the left and the property will be found on the left hand side identified by a "For Sale" board.

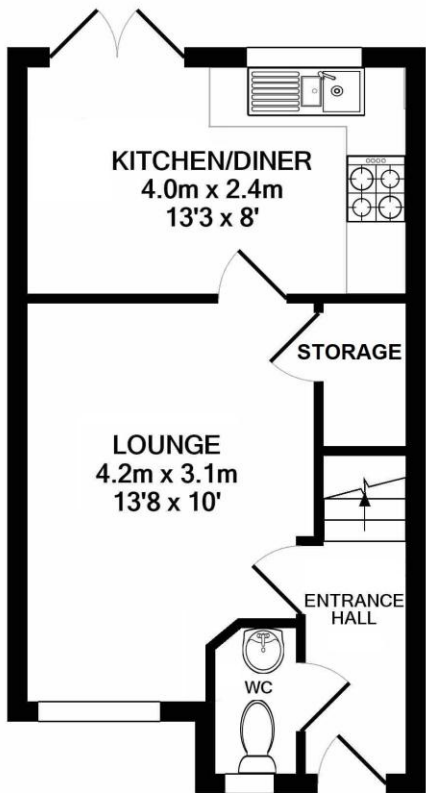
**REFERRAL FEES:** Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a

ENERGY PERFORMANCE

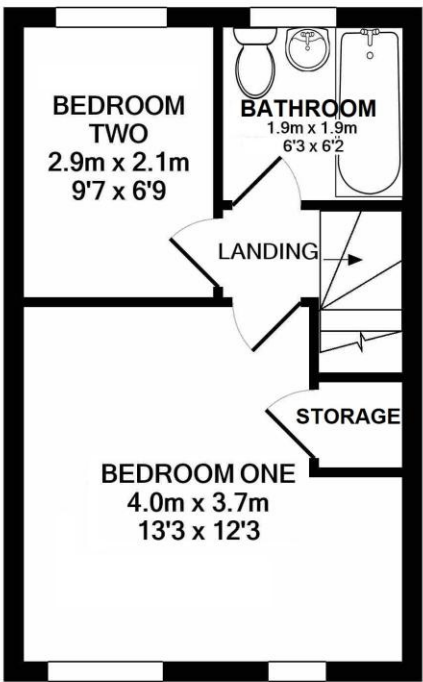
Energy Efficiency Rating: Current C 75; Potential A 92

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.  
RA 23164 NH/DR 16/03/21



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 56.2 SQ.M. (605 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 as to their operability or efficiency can be given  
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