



## St. Catherines Avenue

, Doncaster, DN4 8AN

**£895 Per month**



Located on the popular area of St. Catherines Avenue, Doncaster, this newly renovated terraced house presents an excellent opportunity for a first time renter. The inviting reception room creates a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of convenience and style.

This terraced house on St. Catherines Avenue is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it is a wonderful opportunity for anyone looking to settle in the vibrant town of Doncaster. Do not miss the chance to make this charming property your new home.



## Description

An ideal first time renters property newly renovated with decoration, carpets, modern kitchen and bathroom. On street parking. A great location for the surrounding industrial estates.

### Hallway 15'10" x 4'5" (4.84m x 1.35m)

The property is entered through the front facing upvc door into the carpeted hallway with an open plan stairs leading to the first floor with a white painted spindle staircase, under stairs storage and access to the ground floor rooms.

### Lounge 11'3" x 10'5" (3.45m x 3.20m)

A front facing lounge with a bay window, carpet, centre feature of an electric fire and surround.

### Kitchen / Diner 16'2" x 12'10" (4.95m x 3.92m)

A modern open plan kitchen / diner with laminate flooring throughout, white wall and base units with an integrated electric oven and hob, chrome extractor above and stainless steel sink. Recess lighting, rear upvc door and patio doors leading into the rear garden.

### Bedroom One 12'10" x 10'4" (3.93m x 3.16m)

A rear facing double room with carpet, radiator and airing cupboard housing the combi boiler.

### Bedroom Two 11'3" x 10'5" (3.43m x 3.20m)

A double room front facing with carpet and radiator.

### Bedroom Three 7'8" x 5'4" (2.36m x 1.63m)

A box room ideal for a babies nursery or work from home office due to the size with carpet, radiator and front facing window.

### Bathroom 5'3" x 5'5" (1.62m x 1.67m)

The bathroom comprises of a white three piece bathroom suite; bath with mixer shower over, glass shower screen, hand basin and wc, aqua board walls and extractor.

## Outside

There is an enclosed rear garden and on road parking to the front.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

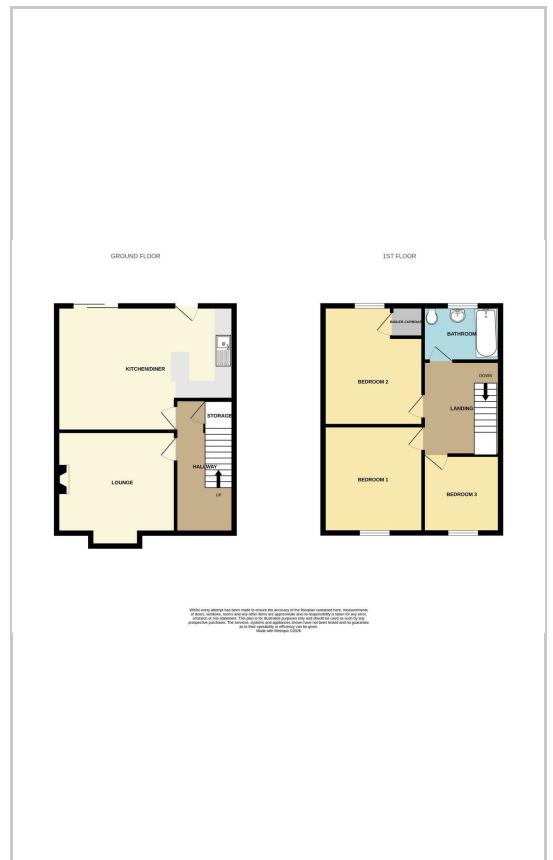
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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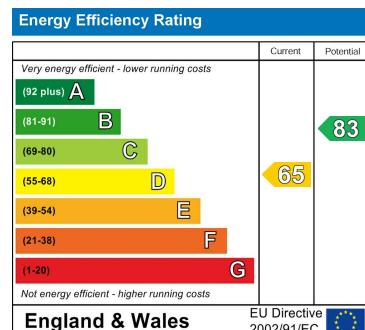
## Area Map



## Floor Plans



## Energy Efficiency Graph



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