

# HUNTERS®

HERE TO GET *you* THERE



## Chestnut Avenue



Carcroft, Doncaster, DN6 8AG  
£125,000

**!NO VENDOR CHAIN!**

Properties of this size and style, in this area always turn plenty of heads and Hunters are expecting this amazing home to be no different. The traditional brick exterior hides a spacious and modern interior, which in brief comprises of an entrance hall, lounge, dining room, kitchen, three good sized bedrooms and a family bathroom. Outside there is a wonderful enclosed rear garden. Carcroft is a rural village in the Metropolitan Borough of Doncaster, South Yorkshire, England, surrounded by local schools, shops and transport links. Historically part of the West Riding of Yorkshire, the village is roughly six miles north-north west of Doncaster. At the time of the 2011 Census the village fell within the ward of Adwick in the Doncaster. Don't wait around, this one is definitely going to generate a lot of buzz so give us a call today to arrange your viewing!



Entrance hall

Lounge 11'5" x 10'9" (3.5m x 3.3m)

Dining room 11'1" x 13'1" (3.4m x 4m)

Kitchen 12'9" x 8'10" (3.9m x 2.7m )

Landing

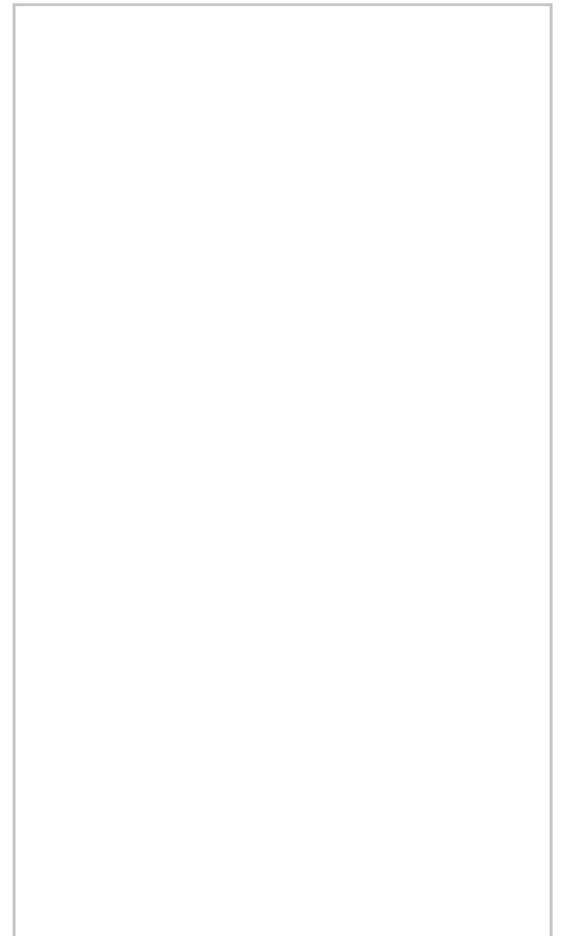
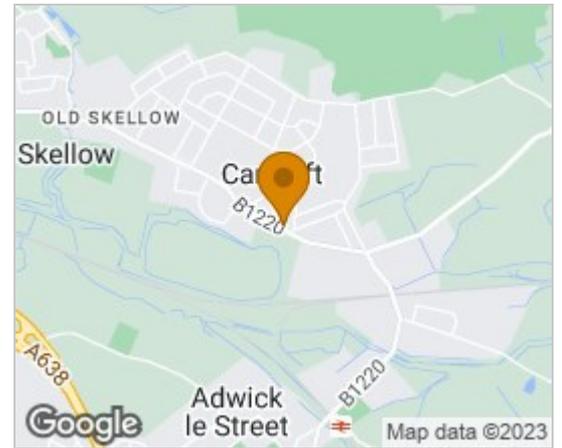
Bathroom

Bedroom one 10'5" x 15'10" (3.2m x 4.85m)

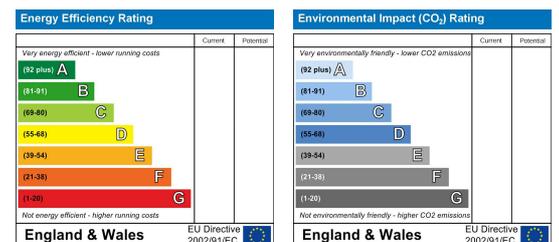
Bedroom two 8'6" x 13'1" (2.6m x 4m)

Bedroom three 9'2" x 6'6" (2.8m x 2m)

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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