



**25 Malvern Avenue, DN5 8HJ**  
**£270,000 Offers In Region Of**  
**Tenure Freehold**

- **Two Bedroom Semi Detached Bungalow**
- **Corner Plot**
- **Garage and Driveway**
- **No Chain**
- **Sought After Location**

## NO UPWARD CHAIN – SOUGHT-AFTER CUSWORTH LOCATION – DETACHED GARAGE – CORNER PLOT

Rarely do bungalows become available in this highly sought-after part of Cusworth, and when they do, they are always in demand. Offering the perfect opportunity for those looking to downsize, retire or simply enjoy convenient single-storey living, this well-presented two-bedroom semi-detached bungalow is offered to the market with no upward chain, allowing for a smooth and hassle-free move.

Stepping inside, a welcoming entrance hallway leads through to a bright and spacious lounge, where an attractive feature fireplace creates a warm and inviting focal point, making it the perfect place to relax or entertain family and friends.

The fitted kitchen is both practical and well-equipped, featuring a built-in oven and gas hob, together with ample storage and workspace for everyday living.

The property offers two generous double bedrooms, both providing excellent proportions and versatility, whether used as bedrooms, a guest room or home office. Completing the accommodation is a modern family bathroom fitted with a walk-in shower.

Occupying an enviable corner plot, the property enjoys gardens with plenty of potential to personalise, together with a detached garage and driveway providing excellent off-road parking and additional storage.

Situated in one of Doncaster's most desirable residential locations, this bungalow is ideally positioned just a short distance from the picturesque Cusworth Village and the beautiful Cusworth Hall and its parkland gardens. Excellent transport links provide easy access to Doncaster city centre, the motorway network and a wide range of local amenities, making this an ideal home for commuters and those seeking a peaceful yet well-connected lifestyle.

Properties of this type in Cusworth are few and far between, so early viewing is highly recommended.



| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92- A  |                         |
| (81-91) B   |                         |
| (69-80) C   |                         |
| (55-68) D   |                         |
| (39-54) E   |                         |
| (21-38) F   |                         |
| (1-20) G  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92- A                                      |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |