



92 The Park, Doncaster, DN6 7RQ
Offers In Excess Of £105,000 Freehold



The Park, Woodlands

3 Bedrooms, 1 Bathroom

Offers In Excess Of £105,000

- Three Bedrooms.
- Semi-Detached.
- Dining Room.
- Family Bathroom.
- Tenant In Situ.
- Investment Opportunity.
- Sought-After Location.

ATTENTION INVESTORS! A fantastic investment opportunity to purchase this three bedroom semi-detached property with tenant in situ in the sought-after area of Woodlands. Briefly comprising of a living room, dining room and kitchen on the ground floor. Three double bedrooms and a family bathroom on the first floor. Call now to arrange a viewing.

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LIVING ROOM 11' 0" x 15' 0" (3.35m x 4.57m) A light and bright front facing living room.

DINING ROOM 13' 4" x 11' 11" (4.06m x 3.63m) A spacious dining room complemented with a feature fireplace.

KITCHEN 10' 1" x 10' 11" (3.07m x 3.33m) Fitted with a range of light grey wall and base units complemented with black worktops. Also benefits from an integrated oven, hob, extractor fan and washing machine.

BEDROOM 13' 11" x 9' 6" (4.24m x 2.9m) A double bedroom with fitted wardrobes situated on the first floor.

BEDROOM 10' 5" x 10' 7" (3.18m x 3.23m) A second double bedroom situated on the first floor.

BEDROOM 10' 10" x 9' 10" (3.3m x 3m) A third double bedroom situated on the first floor.

BATHROOM 8' 0" x 7' 9" (2.44m x 2.36m) A family bathroom fitted with white three piece suite situated on the first floor.









Ground Floor



Approximate total area⁽¹⁾

865.1 ft²
80.37 m²

Reduced headroom

0.97 ft²
0.09 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

