



59 Hereford Road, Doncaster, DN2 4PU
£120,000 Freehold


MARTIN&CO

Hereford Road, Wheatley

3 Bedrooms, 2 Bathroom

£120,000

- Three Bedrooms.
- Semi-Detached.
- Downstairs WC.
- Off Road Parking.
- Large Rear Garden.
- Sunroom.
- Attention Investors.

ATTENTION FIRST TIME BUYERS/INVESTORS! A fantastic opportunity to purchase a three bedroom semi detached family home in the heart of Wheatley. Briefly comprising of a living room, kitchen, sunroom and bathroom on the ground floor. Two double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from a large rear garden and off road parking. Call now to arrange a viewing!

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LIVING ROOM 13' 9" x 12' 2" (4.19m x 3.71m) A spacious front facing living room.

KITCHEN 10' 4" x 8' 8" (3.15m x 2.64m) With a range of wall and base units complemented with wood effect worktops. There is space for a freestanding cooker, fridge/freezer and washing machine.

SUNROOM 9' 1" x 21' 5" (2.77m x 6.53m) A light and bright sun room situated on the ground floor.

BATHROOM 10' 4" x 8' 7" (3.15m x 2.62m) A useful wet room situated on the ground floor.

BEDROOM 12' 0" x 10' 6" (3.66m x 3.2m) A double bedroom situated on the first floor.

BEDROOM 13' 7" x 8' 8" (4.14m x 2.64m) A second double bedroom situated on the first floor.

BEDROOM 8' 8" x 9' 2" (2.64m x 2.79m) A single

bedroom situated on the first floor.

BATHROOM 7' 2" x 5' 8" (2.18m x 1.73m) A family bathroom fitted with a white three piece suite.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

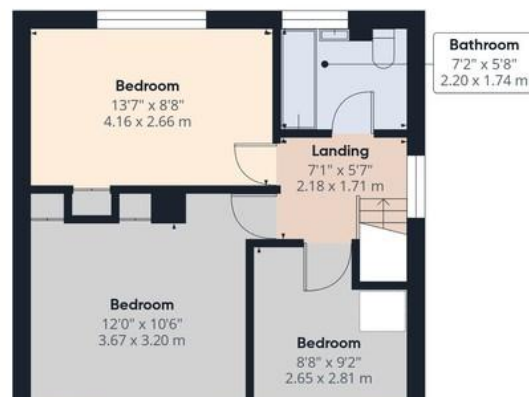








Ground Floor



Approximate total area¹⁰

1072 ft²

99.6 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>

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