



The  
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## **5 Berwick Way, Doncaster, DN2 6PX**

**Offers over £110,000**

\*\*\* NEW PHOTOS NEXT WEEK \*\*\*

We are pleased to present TWO BEDROOM mid terrace house situated this pleasant roadway in a popular residential location, well served by local amenities and which offers accommodation ideally for a first time buyer or someone looking to invest.

The accommodation includes: entrance hall, communicating lounge/dining room with an attractive timber surround feature fireplace, KITCHEN with OAK EFFECT FITTED UNITS, side entrance porch. cloakroom/SHOWER ROOM.

To the first floor there are two bedrooms, and a bathroom with a three piece white suite. GAS CENTRAL HEATING and uPVC DOUBLE GLAZED WINDOWS are installed. The property occupies attractive established gardens to the front and rear.

The property is available VACANT and CHAIN FREE. An internal inspection is highly recommended.

Call the office today to get a viewing!!





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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