



Abbott Street, Hexthorpe Doncaster

welcome to

Abbott Street, Hexthorpe Doncaster

GUIDE PRICE £60,000-£70,000. - SOLD WITH A TENANT IN SITU PAYING £500 PCM - This two bedroom mid-terraced home situated in Hexthorpe. The property has been refurbished throughout and is located close to local amenities and transport links.



Entrance Hall

Accessed through a front facing sealed unit door. There is a central heating radiator and laminate flooring.

Lounge

11' 5" x 9' to the recess (3.48m x 2.74m to the recess)
With a front facing double glazed window and a central heating radiator.

Dining Room

12' x 12' 3" (3.66m x 3.73m)
With a rear facing double glazed window and a central heating radiator. There is a door which gives access to the cellar.

Kitchen

9' 1" x 6' 5" (2.77m x 1.96m)
With a rear facing double glazed window and a side facing door which gives access to the rear garden. The kitchen is fitted with a range of modern wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a gas hob with extractor hood above, an electric oven and grill, space for a fridge and the wall mounted boiler.

First Floor Landing

There is access through to bedroom one and bedroom two.

Bedroom One

11' 5" x 12' 2" to the recess (3.48m x 3.71m to the recess)
A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 1" x 12' 2" to the recess (3.68m x 3.71m to the recess)
A double room with a rear facing double glazed window, a central heating radiator, a useful storage cupboard and access through to the bathroom.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the rear of the property is an enclosed garden with pebbled and patio areas. There is a rear gate for additional access.



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- GUIDE PRICE £60,000-£70,000
- SOLD WITH A TENANT IN SITU PAYING £500 PCM
- TWO DOUBLE BEDROOM MID-TERRACED HOME
- GOOD SIZED LOUNGE AND SEPARATE DINING ROOM
- MODERN BATHROOM

Tenure: Freehold EPC Rating: D

guide price

£60,000-£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121645 - 0004

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