



Whitburn Road, Hyde Park DONCASTER

welcome to

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Ideal for a first time buyer or investor is this three bedroom mid terraced property which is located close to local amenities and transport links. The property has spacious living accommodation throughout, a good size breakfast kitchen and an ample rear garden.



Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Accessed through a front facing exterior door.

Entrance Hall

There is laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

Lounge

14' 10" max x 10' 5" (4.52m max x 3.17m)

With a front facing bay double glazed window, a central heating radiator and laminate flooring. There is a multi fuel log burner as the focal point of the room.

Dining Room

13' 6" x 11' 1" (4.11m x 3.38m)

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Breakfast Kitchen

17' 3" x 8' 11" (5.26m x 2.72m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a five ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There are spotlights to the ceiling, breakfast bar area, two side facing double glazed windows, a rear facing double glazed window and a side facing door which gives access to the rear garden.

Cellar

Ideal for useful storage space.

First Floor Landing

There is a central heating radiator and loft access.

Bedroom One

14' 3" max x 12' 6" (4.34m max x 3.81m)

A double room with two front facing double glazed windows and a central heating radiator.

Bedroom Two

13' 7" x 11' 1" (4.14m x 3.38m)

With a rear facing double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Bedroom Three

9' x 9' 11" (2.74m x 3.02m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a side facing obscure double glazed window.



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Whitburn Road, Hyde Park DONCASTER

- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- THREE BEDROOM MID TERRACED PROPERTY
- POPULAR LOCATION
- GOOD SIZE DINING ROOM
- SPACIOUS CELLAR

Tenure: Freehold EPC Rating: D

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122005 - 0004

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