



Urban Road, Hexthorpe Doncaster



**welcome to**

**Urban Road, Hexthorpe Doncaster**

**\*\*CASH BUYERS ONLY\*\*** A fantastic investment opportunity. This three bedroom mid-terrace property benefits from no chain, spacious living accommodation throughout and is situated in this popular location just walking distance away from a range of shops, schools and local amenities.



### **Entrance**

With a front facing double glazed door, a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

29' 5" into bay x 10' 10" max ( 8.97m into bay x 3.30m max )

With two central heating radiators, a fire place, a rear facing double glazed window and a front facing double glazed bay window.

### **Dining Room**

14' 11" x 9' 11" Max ( 4.55m x 3.02m Max )

With a storage cupboard, a fireplace, a central heating radiator and a side facing window.

### **Kitchen**

10' 7" x 9' 10" Max ( 3.23m x 3.00m Max )

With a rear facing double glazed window, a side facing external door to the garden and a wall mounted boiler. There is a range of kitchen wall and base units with work surfaces housing the sink and drainer, the room conveniently hosts space for white goods including a fridge freezer and washing machine.

### **First Floor Landing**

With a loft hatch and a storage cupboard.

### **Bedroom One**

14' 10" Into Bay x 14' 9" To Recess ( 4.52m Into Bay x 4.50m To Recess )

With a front facing double glazed bay window, a chimney breast and a central heating radiator.

### **Bedroom Two**

14' 3" x 9' 4" To Recess ( 4.34m x 2.84m To Recess )

With a central heating radiator, a rear facing double glazed window and built in wardrobes.

### **Bedroom Three**

10' 11" x 9' 11" ( 3.33m x 3.02m )

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

### **Bathroom**

With a bath, a low flush WC, a hand wash basin, a central heating radiator and a side facing obscured double glazed window.

### **Outside**

To the rear of the property there is an enclosed garden with hard landscape.



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## Urban Road, Hexthorpe Doncaster

- **\*\*CASH BUYERS ONLY\*\***
- ATTENTION INVESTORS
- THREE BEDROOM MID-TERRACE HOME
- RENOVATION OPPORTUNITY
- POPULAR SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£75,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125568 - 0002

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