



Ellerker Avenue, Hexthorpe Doncaster

welcome to

Ellerker Avenue, Hexthorpe Doncaster

Attention investors! Situated in this popular location is this two bedroom mid-terraced home which benefits from two reception rooms, a spacious kitchen and an enclosed rear garden. Offering strong rental potential of around £700 pcm, the property is ideal for first time buyers or investors.



Front Porch

Internal porch providing access to the lounge.

Lounge

Front facing entrance door from the porch, front facing double glazed window, laminate flooring and central heating radiator.

Dining Room

Rear facing double glazed window, central heating radiator and access through to the kitchen.

Kitchen

Rear double glazed window. Fitted with units with work surfaces housing the sink and drainer, plumbing for a washing machine, gas cooker point and wall mounted boiler with a tiled floor. Space for white goods and a side door providing access to the enclosed rear garden.

First Floor Landing

With laminate flooring and central heating radiator.

Bedroom One

Front facing double glazed window, laminate flooring, central heating radiator and storage cupboard.

Bedroom Two

Rear facing double glazed window, central heating radiator and laminate flooring.

Bathroom

Fitted with WC, wash hand basin and bath with shower over. Rear facing double glazed window and central heating radiator.

Outside

Enclosed rear garden with patio, shrub and lawn areas with rear gate providing access to rear service lane.



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Ellerker Avenue, Hexthorpe Doncaster

- SPACIOUS TWO BEDROOM MID-TERRACED HOME
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- TWO RECEPTION ROOMS
- INTERNAL FRONT PORCH
- IDEAL INVESTMENT OPPORTUNITY WITH RENTAL POTENTIAL OF £700 PCM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125216 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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