



## Sidney Road, Intake, Doncaster

### Offers in excess of £130,000



Freehold | EPC rating: D

- EXCELLENT INVESTMENT OPPORTUNITY
- NO CHAIN

- TENANT IN SITU
- EXTENDED PROPERTY
- CLOSE TO LOCAL AMENITIES



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## Description

### EXCELLENT INVESTMENT OPPORTUNITY

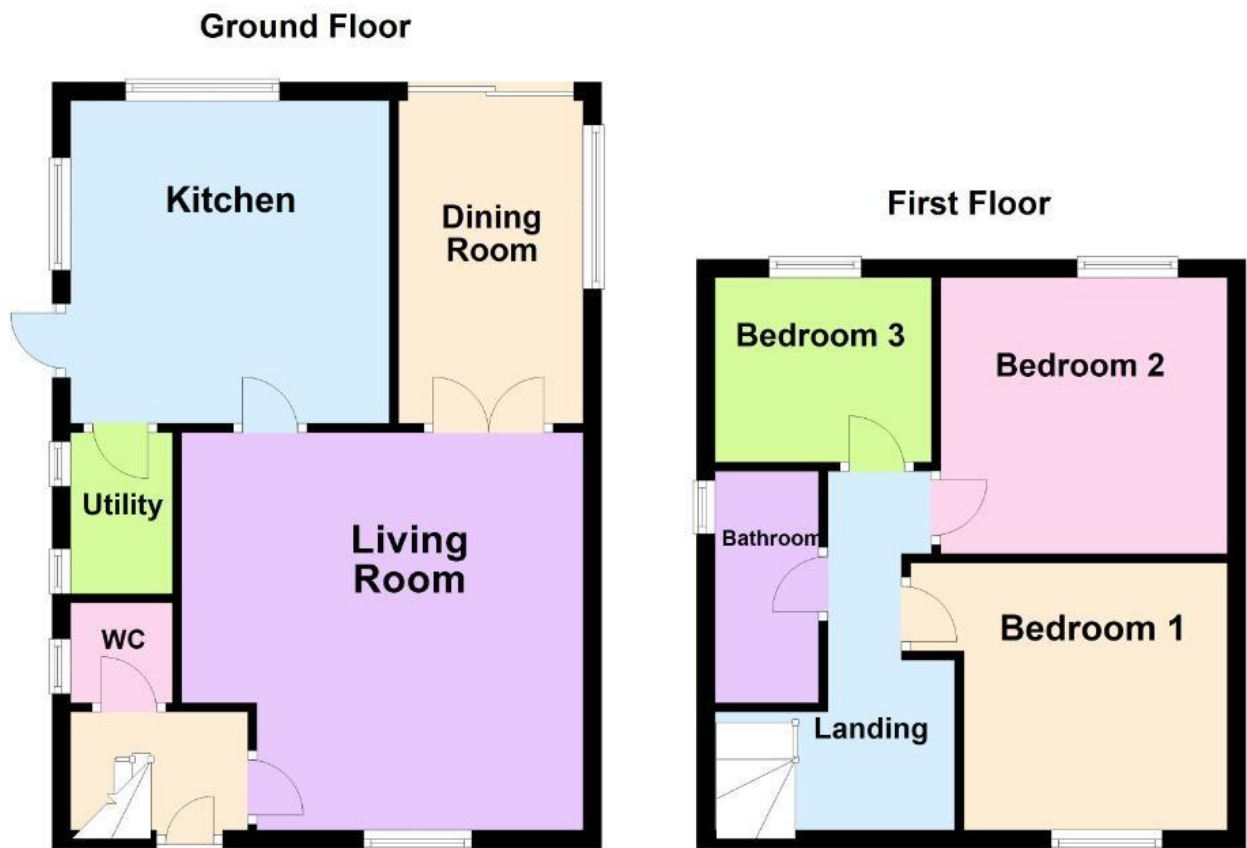
A three bedroom extended end terraced house, offering spacious family accommodation, briefly comprising: hallway, lounge, dining room and kitchen. To the first floor there are three good size bedrooms and the bathroom. Outside, there are gardens to the front and rear with driveway leading to a large garage (13ft x 27 ft) providing off road car parking. This property benefits from GCH and double glazed windows.

This property benefits from being in close proximity to a whole range of local amenities, Doncaster Hospital and a short drive away from the city centre.

Call now to arrange a viewing!

This property is being sold with tenant in situ and currently paying £650.00 rent pcm.

## Floorplan



## Rooms

### Hallway

Enter the property through the white uPVC doubled glazed door having radiator leading off to a downstairs WC with wash basin

### Lounge

Having uPVC double glazed bay window to the front elevation, coving, dado rail, french doors leading into the dining room, radiators  
*16.8ft x 17.4ft (5.13m x 5.31m)*

### Kitchen

Having uPVC double glazed window to the rear elevation, a range of wall and base units, gas hob, electric oven, extractor fan, tiled walls and flooring, white uPVC external door to the side elevation, radiator  
*13.6ft x 17.4ft (4.15m x 5.31m)*

### Utility

Having uPVC double glazed window to the side elevation housing the boiler  
*5ft x 7.7ft (1.53m x 2.36m)*

### Dining Room

Having vinyl flooring, radiator, patio doors  
*13.5ft x 8.7ft (4.13m x 2.64m)*

### Bathroom

Having uPVC double glazed window to the rear elevation, white bath, blue wash basin, radiator  
*5.5ft x 5.7ft (1.69m x 1.73m)*

### Bedroom 1

Having uPVC double glazed to the front elevation, radiator  
*11ft x 8.1ft (3.36m x 2.46m)*

### Bedroom 2

Having uPVC double glazed window to the rear elevation, dado rail, radiator  
*14.4ft x 9ft (4.39m x 2.74m)*

### Bedroom 3

Having uPVC double glazed window to the rear, radiator  
*9ft x 9ft (2.74m x 2.73m)*

### Outside

to the rear having detached garage (13ft x 27ft), patio, lawn area and to the front being paved to provide off road parking

### Disclaimer

44 Sidney Road, Doncaster Disclaimer : These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

## Photographs



## Map



## Notes