



**39 WROOT ROAD, FINNINGLEY, DONCASTER,  
DN9 3DR**

- A 1930s built 2 Bedroom Detached House with former Shop • In need of extensive modernisation and/or redevelopment opportunity (subject to planning) • Main road location within this popular village • Gas Central Heating • Part PVCu Double Glazing • Garage and Outbuildings •

## LOCATION

Situated in the well regarded and sought after village of Finningley which is located on the A614 about 7 miles from junction 3 of the M18 and 8 miles from the M180.

The property is centrally located within the village near to the junction with Chapel Lane in an established residential area.

## DESCRIPTION

The property comprises a two storey detached dwelling with single storey former sales shop to the frontage.

The ground floor living accommodation includes two reception rooms and a good sized dining kitchen. To the first floor there are two bedrooms and a bathroom.

The property is in need of extensive modernisation, repair and refurbishment and is therefore considered suitable for **CASH BUYERS ONLY**.

## ACCOMMODATION

**All measurements are approx. only**

### Ground floor

**FORMER SALES SHOP** (about 6.84m x 5.36m) with central front entrance and inner door to:

**SIDE ENTRANCE HALL** with PVCu external door.

**DINING ROOM** (about 14.3m x 2.88m ave) with radiator, PVCu double glazed window and built-in storage cupboards.

Large **WALK-IN PANTRY** off.

**SITTING ROOM** (about 2 4.35m x 2.96m) with radiator, PVCu double glazed window and original tiled fireplace.

**DINING KITCHEN** (about 7.1m x 3m) with radiator, 2 timber framed double glazed windows and external door. Fitted units.

### First floor

**LANDING** with radiator and PVCu double glazed window.

**BEDROOM 1** (about 5.38m x 3m) with 2 radiators and 2 PVCu double glazed windows.

**BEDROOM 2** (about 3.2m x 3m including wardrobes) with radiator, PVCu double glazed window and boiler cupboard

**BATHROOM** (about 2m x 2m) fully tiled and including bath, wash basin and wc. Radiator and PVCu double glazed window.

## OUTSIDE

Deep front garden with extensive surfaced car parking area.

Side driveway to the attached Garage (about 6m x 2.6m) leading to an adjoining Store Room (about 7.1m x 2.0m).

Rear courtyard garden including outside Toilet and Storeplace.

## SERVICES

Mains water, electricity, drainage and gas. Gas central heating system to majority of building. No services tested or any warranty given as to condition.

## TENURE

Freehold.

## COUNCIL TAX

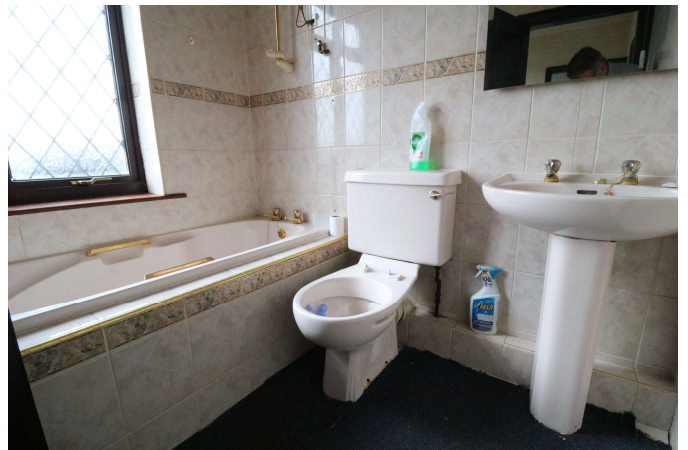
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## VIEWING

By prior appointment with the agents on 01302 360141.

## RELATED PARTY DISCLOSURE

An employee of Grice and Hunter is related to the administrators of the estate.



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Ca

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