



# 35 Charles Street,

**Doncaster, DN1 2SA**

● An excellent opportunity to purchase this beautifully refurbished 2-bedroom mid-terrace property situated within walking distance of Doncaster Town Centre. Finished to a lovely standard throughout the property benefits from a brand-new kitchen & offers well-presented accommodation making it an ideal purchase for first-time buyers or buy-to-let investors. Briefly comprising entrance lobby, living room, inner lobby, modern fitted kitchen & utility room. First floor 2-bedrooms & bathroom. Further benefits include a useful cellar. Externally the property offers on-street parking to the front. To the rear is an enclosed private yard with a shrub & borders, a high brick boundary wall & personal access gate. Early viewing is highly recommended to fully appreciate the quality of accommodation & excellent location this property has to offer. Whether you are looking to take your first step onto the property ladder or seeking a ready-to-let investment. Call agents today for a viewing! ●

● 2-bedroom mid-town house - Beautifully presented throughout - Walking distance to all shops & amenities - Brand new fitted kitchen - Entrance lobby / Living room / Inner lobby - Kitchen / Utility / 3 bedrooms / Bathroom - Cellar / On street parking ●

## Price Region:  £90,000

**MID TERRACED HOUSE**

**THE PROPERTY**

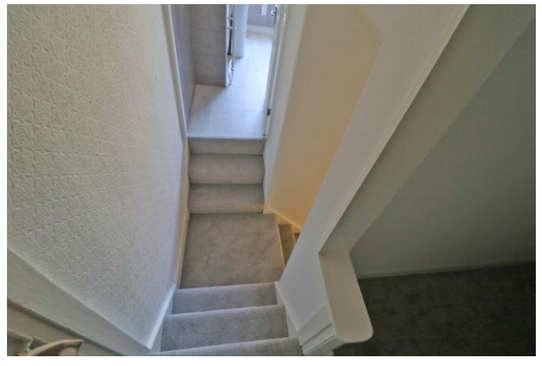
**ENTRANCE LOBBY**
Personal door leading into: -



**LIVING ROOM 11' 11" x 11' 5" (3.644m x 3.485m)**
Front facing window. Laminate flooring. Arched recess. Television point. Radiator.



**INNER LOBBY** Staircase leading off to the first floor and bedrooms.



**KITCHEN 12' 0" x 11' 4" (3.664m x 3.459m)** Rear facing window and entrance door. Brand new fitted base and wall units with drawers and modern partial glass fronted cupboards with corner shelving. Worktop incorporating stainless steel single drainer bowl with mixer taps and integral fridge beneath. Halogen hob with chrome extractor fan above. Laminate flooring. Radiator. Access leading down into the cellar.

Rear entrance door leading into: -





**UTILITY ROOM** Dual aspect windows. Side door. Worktop with base cupboards beneath. Laminate flooring.



**FIRST FLOOR**

**BEDROOM 1 11' 11" x 8' 5" (3.651m x 2.586m**) Front facing window. Radiator.



**BEDROOM 2 11' 4" x 5' 6" (3.478m x 1.679m)** Rear facing window. Radiator.



**BATHROOM 11' 1" x 6' 1" (3.380m x 1.878m)** Rear facing window. WC and pedestal hand wash basin. Bath with hand and rain shower over with side screen. Half tiled walls. Laminate flooring. Built-in storage cupboards. Heated towel rail. Loft access.





**OUTSIDE** Externally, the property offers on-street parking to the front. To the rear is an enclosed private yard, featuring attractive shrub and planted borders, a high brick boundary wall and a personal access gate.



## FLOOR PLAN TO GO HERE

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:**

**COUNCIL TAX:** Band: A

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236