



**67 Argyll Avenue , Doncaster , DN2 6LQ**  
Offers In Excess Of £90,000 Freehold

  
**MARTIN&CO**

## Argyll Avenue , Intake

3 Bedrooms, 1 Bathroom

Offers In Excess Of £90,000

- Available Chain Free
- Three Bedroom
- End Terrace
- Close to Local Amenities
- Close to Hospital
- Redecoration required
- Perfect for first time buyer

A three-bedroom end-terrace property situated in the popular area of Intake, offered to the market chain free - an ideal opportunity for first-time buyers or investors.

The property requires redecoration throughout, providing great potential to create a comfortable family home. The ground floor comprises a front-facing living room open plan to the dining room, a kitchen, and a bathroom. On the first

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floor, there is a generous master bedroom, a second double bedroom, and a third single bedroom.

Externally, the property benefits from a small gated garden to the front and a good-sized, low-maintenance garden to the rear. On-road parking is available, and the location offers easy access to local amenities and the hospital, making this a convenient and well-positioned home.

**HALLWAY** 5' 11" x 4' 6" (1.81m x 1.38m) Hallway leading to Living Room and first floor.

**LIVING ROOM** 13' 5" x 13' 1" (4.11m x 4.00m) A bright and spacious front-facing living room featuring a large picture window that floods the space with natural light. The room includes a feature fireplace and benefits from an open-plan layout to the dining room, creating a dual-aspect and an excellent sense of flow. While redecoration is required, this inviting space offers fantastic potential to create a stylish and comfortable family living area tailored to your own

taste.

**DINING ROOM** 8' 2" x 6' 9" (2.49m x 2.07m) A dining room that is open plan to the living room. The layout offers easy access to the kitchen, ensuring both practicality and convenience while maintaining a natural flow throughout the home.

**KITCHEN** 15' 8" x 6' 5" (4.79m x 1.96m) The kitchen is fitted with a range of light wood wall and base units complemented by speckle-effect worktops, offering a warm and practical workspace. There is plumbing for a free-standing cooker and washing machine, providing flexibility for appliances and everyday convenience.

**BATHROOM** 4' 11" x 6' 0" (1.52m x 1.84m) A generously sized, front-facing master bedroom offering ample space for furnishings and enjoying plenty of natural light,

**BEDROOM** 9' 11" x 16' 10" (3.03m x 5.14m) The ground floor bathroom is fitted with a white three-piece

suite,

**BEDROOM** 11' 11" x 11' 3" (3.65m x 3.44m) Second Good size double bedroom

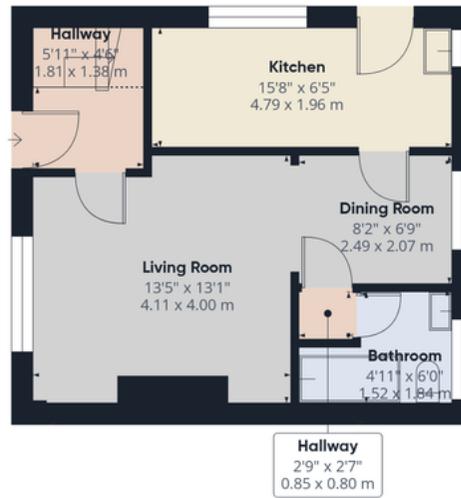
**BEDROOM** 8' 9" x 8' 7" (2.68m x 2.62m) Third bedroom

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

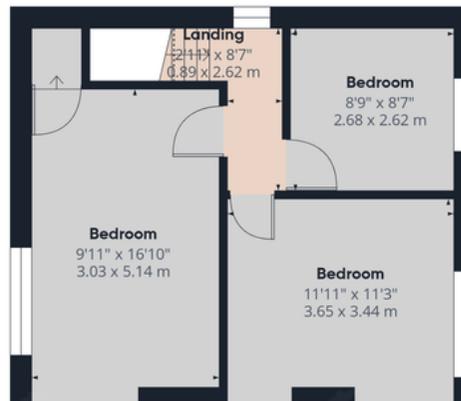








Ground Floor



**Approximate total area<sup>(1)</sup>**  
 825 ft<sup>2</sup>  
 76.6 m<sup>2</sup>

**Reduced headroom**  
 8 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Doncaster

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