



Stewart Street, Doncaster

welcome to

Stewart Street, Doncaster

Situated in this popular location with easy access to the train station and City Centre is this two bedroom mid-terraced property which is perfect for first time buyers or investors and available with no onward chain.



Lounge

12' 2" x 11' 10" (3.71m x 3.61m)

With a front facing sealed unit door, a front facing double glazed window and a central heating radiator.

Kitchen

12' x 12' 10" (3.66m x 3.91m)

Fitted with wall and base units with work surfaces housing the sink with mixer tap. The kitchen has plumbing for a washing machine, wall mounted boiler, a rear facing double glazed window and door to the garden.

First Floor Landing

Bedroom One

12' 3" x 11' 10" (3.73m x 3.61m)

With a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 11" x 5' 10" (3.94m x 1.78m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a bath with mixer tap. There is a storage cupboard and a central heating radiator.

Outside

To the rear is an enclosed courtyard with pergola, outside tap and rear access to the service lane.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Stewart Street, Doncaster

- WELL-MAINTAINED THROUGHOUT
- IDEAL INVESTMENT OPPORTUNITY
- CLOSE LINKS TO A HOST OF AMENITIES, TRANSPORT LINKS, THE CITY CENTRE AND TRAIN STATION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127387 - 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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