



7 Langer Street, Doncaster, DN4 0EX

Asking Price £105,000

This two-bedroom end of terrace house is offered for sale in Doncaster and provides a neutrally decorated interior, ready for personalisation. The property features one reception room, a functional kitchen and a bathroom, alongside an EPC rating of C and Council Tax Band A, which may appeal to buyers mindful of running costs.

Public transport connections are a key advantage. Doncaster railway station provides regular services to Leeds in around 35–40 minutes, Sheffield in approximately 30 minutes and London King's Cross in around 1 hour 40 minutes, making this location suitable for commuting or leisure travel. Local bus routes also link surrounding neighbourhoods and retail areas.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Town House

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Allocated

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway

With a central heating radiator and doors leading off to the ground floor accommodation.

Ground Floor WC

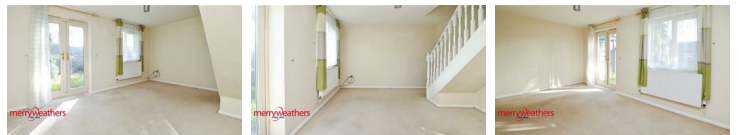
Fitted with a white suite comprising of a low flush W/C and a wall mounted wash hand basin with a tiled splashback, ceramic tiled flooring, an extractor fan and a PVC double glazed window to the front with a tiled window sill.

Kitchen 9'1" x 8'2" (2.79m x 2.49m)



Fitted with a range of wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with ceramic tiled splashbacks. There is an integrated electric oven, a four ring gas hob and an extractor hood above, appliance recesses for a fridge and a washing machine, a PVC double glazed window to the front, an extractor fan, a wall mounted gas central heating boiler and a central heating radiator

Lounge 15'5" x 11'8" (49'2" x 36'1" (4.72m x 3.58m (15'6" x 11'9"))



Situated at the rear of the property and extending to the full width of the house, it has a PVC double glazed window and PVC double glazed french style doors leading into the rear garden, a central heating radiator and stairs rising to the first floor.

Landing

With an access point to the loft space, a central heating radiator and doors leading off to the remaining accommodation.

Master Bedroom 15'5" x 8'2" (4.72m x 2.49m)



Excellent sized master bedroom extending to the full width of the house, with two PVC double glazed windows to the rear and a central heating radiator.

Bedroom Two 9'1" x 9'1" (2.79m x 2.77m)



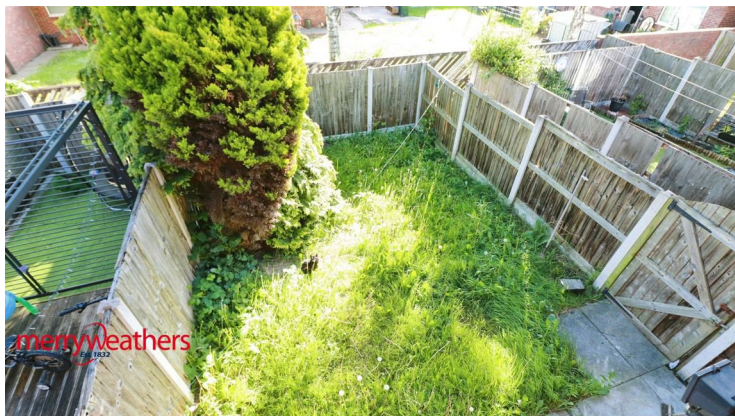
This could also be used as a double room if required and has a PVC double glazed window to the front, a central heating radiator and a built in over stairs storage cupboard.

Bathroom



Fitted with a three piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath, with tiling to the bathing and splashback areas, a central heating radiator, tiled flooring, an extractor fan and a PVC double glazed window to the front.

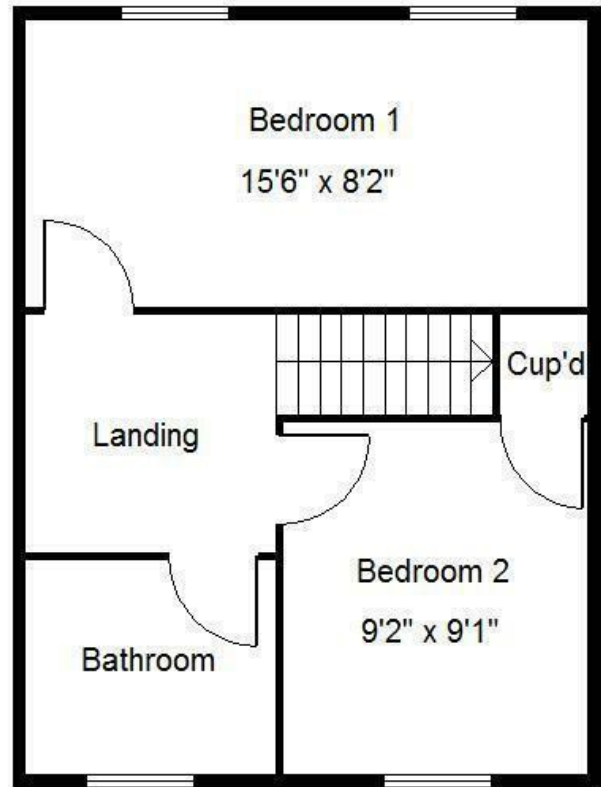
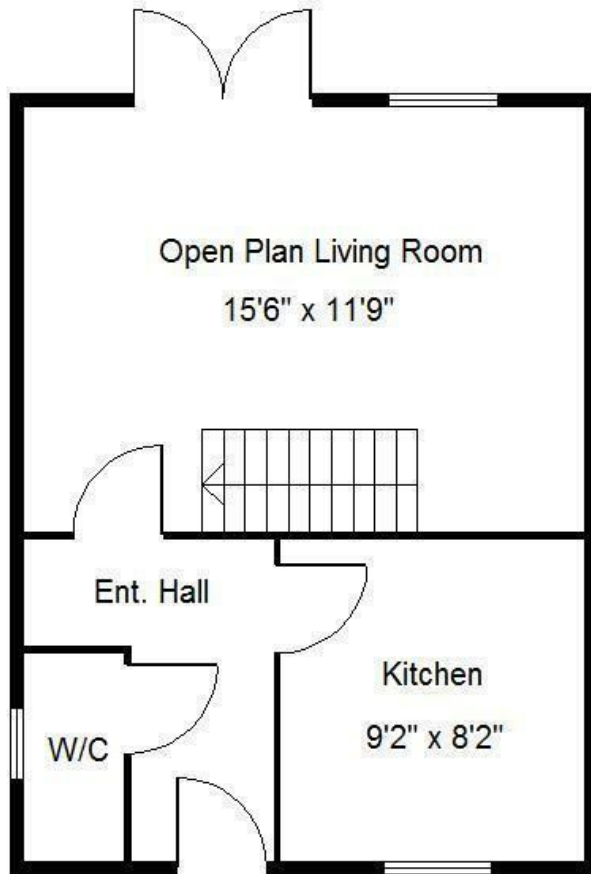
External



To the front of the property there is a block paved area providing off street parking for more than one vehicle.

Rear Garden - The rear garden is all enclosed with a combination of brick built wall and timber fencing to the boundary and it is laid to lawn.

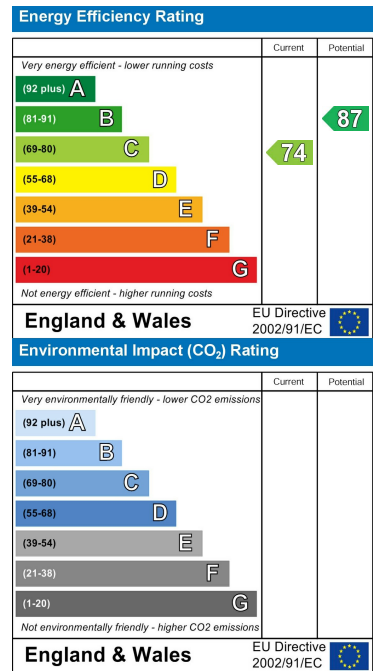
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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