

2 Lignum Terrace, Doncaster, DN6 0LD

£120,000 Freehold

MARTIN&CO

Lignum Terrace, Askern

2 Bedrooms, 1 Bathroom

£120,000

- Two bedroom Mid Terrace
- Deceptively spacious rooms
- Two Double Bedrooms
- Detached garage and off road parking
- Close to local Amenities
- Close to Schools
- Close to Commuter Links



Situated in a highly convenient location close to a range of local amenities, reputable schools and excellent commuter links, this deceptively spacious two double bedroom mid-terrace property offers well-presented accommodation throughout and is ideal for first-time buyers, young families or those looking to downsize.

The accommodation briefly comprises a generously

%epcGraph_c_1_363%





proportioned living room, flooded with natural light from a large window. Characterful alcoves and a feature fireplace create an attractive focal point, providing a warm and welcoming space for relaxation and entertaining.

To the rear, the impressive kitchen/diner offers an abundance of space for modern family living. Fitted with a comprehensive range of white wall and base units, ample worktop space and a traditional Belfast sink, the kitchen also benefits from plumbing for a washing machine and dishwasher, together with space for a freestanding electric cooker and fridge freezer. A central island provides additional preparation and storage space whilst creating a natural separation between the kitchen and dining areas.

To the first floor are two spacious double bedrooms. The principal bedroom is particularly generous in size and benefits from fitted wardrobes providing excellent built-in storage whilst maximising the available floor space. The second bedroom is also a well-proportioned double, offering versatility for family members, guests or those working from home.

Completing the accommodation is a spacious family bathroom fitted with a white three-piece suite comprising a panelled bath, wash hand basin and low-level WC, together with an over-bath shower for added convenience.

Externally, the property enjoys a garden area, off-road parking and the added benefit of a detached garage, providing excellent storage and parking solutions.

Early viewing is highly recommended to fully appreciate the space, versatility and convenient location this wonderful home has to offer.

KITCHEN/DINER 19' 3" x 16' 2" (5.87m x 4.93m) A spacious and well-appointed kitchen/diner, fitted with a comprehensive range of white wall and base units complemented by ample worktop space and a traditional Belfast sink. There is plumbing for both a washing machine and dishwasher, together with space for a freestanding electric cooker and fridge freezer. A central island provides additional preparation and storage space while creating a natural separation between the kitchen and dining areas, making this an ideal space for both everyday family living and entertaining.

LIVING ROOM 15' 1" x 14' 10" (4.60m x 4.54m) A deceptively spacious living room offering generous proportions and an abundance of natural light from a large window. Characterful alcoves provide attractive display and storage opportunities, while a feature fireplace creates an inviting focal point, making this a comfortable and welcoming space for relaxation and entertaining.

BEDROOM 12' 11" x 15' 11" (3.95m x 4.86m) A generously proportioned double bedroom offering an excellent amount of floor space, easily accommodating a range of bedroom furniture while still providing a comfortable and airy feel. Fitted wardrobes span one





wall, delivering an abundance of built-in storage and helping to maximise the usable living space. A bright and versatile room, ideal as a spacious principal bedroom.

BEDROOM 11' 3" x 9' 8" (3.44m x 2.96m) A spacious second double bedroom offering generous proportions and ample room for a double bed along with additional bedroom furnishings. Well-presented and versatile, this bright and comfortable room is ideal for family members, guests, or as a stylish home office if required.

BATHROOM 14' 4" x 6' 0" (4.38m x 1.85m) A generously sized family bathroom offering ample space and fitted with a modern white three-piece suite comprising a panelled bath, wash hand basin, and low-level WC. An over-bath shower provides added convenience, making this a practical and well-appointed space for everyday family living.

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















Martin & Co Doncaster
38 Hall Gate ● ● Doncaster ● DN1 3NR
T: 01302 343 494 ● E: doncaster@martinco.com

01302 343 494
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman