



59 Ashburton Close, Adwick-Le-Street , Doncaster, DN6 7DE

Spacious 2-Bedroom First Floor Flat – Freshly Decorated & No Onward Chain

This well-presented two-bedroom first floor flat is offered to the market with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors alike. Benefiting from being freshly decorated throughout, the property is ready for immediate occupation.

Internally, the flat boasts a spacious lounge, perfect for relaxing or entertaining. The fitted kitchen offers practical storage and workspace, while the two bedrooms provide comfortable accommodation, both well-proportioned and versatile. A bathroom completes the layout. One of the key highlights of this property is the abundance of storage throughout.

The flat is located in a well-established residential area, within close proximity to a variety of local amenities including shops, schools, and leisure facilities. For commuters, excellent motorway links to the A1 and M18 make travel further afield highly convenient.

Offers in the region of £70,000

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- Situated on 1st floor
- Plenty of storage spaces
- Close to all local amenities
- Freshly decorated throughout

- 2 bedrooms
- Together housing service charge approximately £120 per month
- Great motorway links (A1/M18)

- Spacious lounge area
- 84 years remaining on 125 year lease
- Council tax band: A & EPC rating B

Lounge

15'6" x 11'9" (4.74 x 3.60)

Kitchen

9'7" x 8'7" (2.94 x 2.64)

Bathroom

5'9" x 5'10" (1.76 x 1.79)

Master bedroom

9'3" x 11'9" (2.84 x 3.59)

Bedroom 2

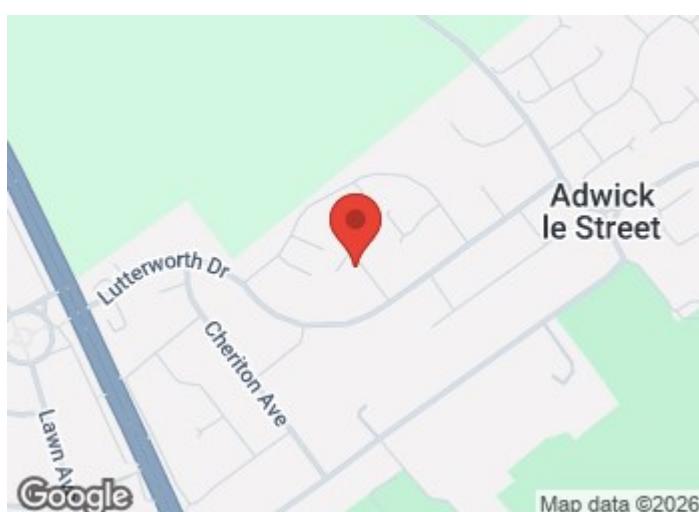
9'4" x 8'9" (2.86 x 2.69)

Hallway

2'11" x 9'7" (0.90 x 2.93)

Storage

Storage

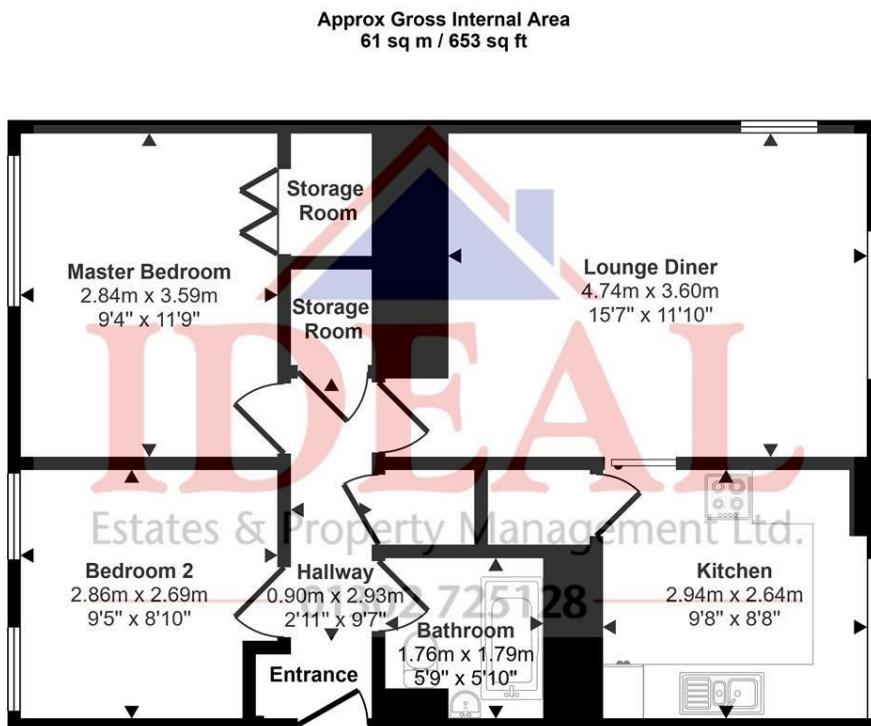


Directions

The village of Adwick offers many local amenities within walking distance, cafes, restaurants and public houses, as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |