



## 52 THEALBY GARDENS, BESSACARR, DN4 7EG

- A 2 Bedrommed Inner Town House with the benefit of a more recent rear Sitting Room/Dining Room Extension
- Gas Fired Central Heating (new boiler) and Double Glazing
- Long rear garden, allocated Car Parking Space in nearby compound
- Pleasant cul-de-sac location in one of Doncaster's most well regarded residential areas

- Approximately 2 miles from Doncaster City Centre and convenient for access to the motorway network.
- Ideal for the landlord investor or first time buyer.

## ACCOMMODATION

(all measurements are approx. only)

### Ground floor

#### ENTRANCE LOBBY

**LOUNGE** (about 4.35m x 3.55m) with fireplace surround, double glazed bay window and 2 radiators.

**KITCHEN** (about 3.59m x 2.54m) with fitted cabinets, deep glazed sink, oven and 4 ring hob unit, 1 double radiator.

#### SITTING ROOM/DINING ROOM EXTENSION

(about 3.15m x 2.98m) with rear double glazed bay window and 1 radiator.

### First floor

**BEDROOM 1** (about 3.58m x 2.53m) with fitted wardrobe/cupboard, 1 radiator.

**BEDROOM 2** (about 3.35m x 1.67m including fitted wardrobes) gas central heating boiler.

**SHOWER ROOM** (about 2.37m x 1.82m) with shower cubicle, wash basin and toilet. 1 radiator.

### OUTSIDE

Small forecourt.

Long enclosed rear garden.

There is a car parking space within a compound just to the north-east of the property.

### SERVICES (not tested)

All mains services. Gas fired central heating (new boiler).

### COUNCIL TAX

Band A.

### TENURE

Freehold assumed.

### VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.



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**23 High Street, Epworth,  
Near Doncaster DN9 1EP**  
Tel: (01427) 873684  
[epworth@gricehunter.co.uk](mailto:epworth@gricehunter.co.uk)

**7 Priory Place,  
Doncaster DN1 1BL**  
Tel: (01302) 360141  
[doncaster@gricehunter.co.uk](mailto:doncaster@gricehunter.co.uk)

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