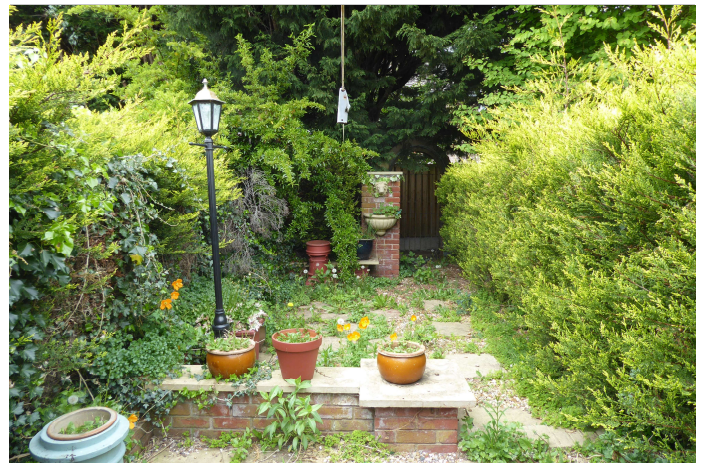


**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



52 THEALBY GARDENS, BESSACARR, DN4 7EG

- A 2 Bedroomed 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 •



£ 135,000



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

TENURE

Freehold assumed.

VIEWING

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

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.



52, Thealby Gardens, Bessacarr, DN4 7EG



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4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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