



2 Sunnymede Terrace, Doncaster, DN6 0NA
Offers In Excess Of £125,000 Freehold

Sunnymede Terrace, Askern

3 Bedrooms, 1 Bathroom

Offers In Excess Of £125,000

- End Terrace
- Three bedroom
- Recently renovated throughout
- Available Chain Free
- Wonderful family home
- Close to Schools
- Close to local amenities

A newly renovated three-bedroom end-terrace property, offered for sale chain free and ready to move straight into. This spacious and well-presented family home is ideal for first-time buyers and investors alike.

The accommodation briefly comprises a bright living room and a generous kitchen diner to the ground floor. To the first floor are two well-proportioned bedrooms and a family

%epcGraph_c_1_363%



bathroom, while a converted attic provides a spacious third bedroom, adding valuable additional accommodation.

Conveniently located close to local schools, amenities, and excellent transport links, the property offers both comfort and practicality. Externally, there is a courtyard garden to the rear along with a generous workshop, ideal for storage or hobby use. On-road parking is available.

A fantastic opportunity to acquire a stylish, move-in-ready home in a well-connected location. Viewing is by appointment only, please call the office to arrange.

LIVING ROOM 12' 8" x 13' 10" (3.87m x 4.24m) A well-presented front-facing living room, recently refurbished to offer a fresh and modern feel. The space benefits from new carpets throughout and a large window that allows for plenty of natural light, creating a bright and comfortable environment. Ideal for both everyday living and entertaining, this room is ready for immediate use.

KITCHEN/DINER 11' 4" x 13' 7" (3.47m x 4.15m) A spacious and well-appointed kitchen featuring a range of wood-effect wall and base units, complemented by clean white worktops. Offering ample storage throughout, the space is both practical and stylish. It includes an integrated gas hob, oven, and extractor, along with plumbing for a washing machine. Two large windows allow for plenty of natural light, while there is a generous space to accommodate a dining table, making it ideal for both cooking and entertaining.

BEDROOM 9' 7" x 12' 9" (2.93m x 3.90m) A spacious master bedroom, freshly decorated to create a bright and inviting atmosphere. The room benefits from fitted wardrobes, providing excellent storage, and is finished with new carpets for added comfort. An ideal retreat, ready to move straight into.

BEDROOM 10' 11" x 8' 3" (3.33m x 2.54m) A Second bedroom, freshly decorated, new carpets.

BATHROOM 5' 5" x 7' 9" (1.67m x 2.37m) A clean and neutral family bathroom fitted with a white suite, including a WC, wash basin, and bath with overhead shower.

BEDROOM 15' 3" x 13' 8" (4.67m x 4.19m) A spacious third bedroom located in the converted attic, offering a versatile layout ideal for use as a guest room, home office, or additional living space. Well-proportioned and full of potential, this room adds valuable extra accommodation to the property.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource 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 buy.







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, sellers(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.