



3 Sunderland Street

Tickhill, Doncaster, DN11 9PT

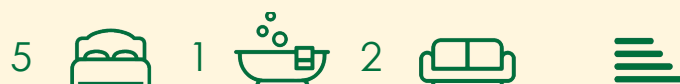
Asking Price £250,000

This iconic Grade II listed property in Tickhill property, known locally as 'The Lighthouse', has been trading as a beauty salon for around 45 years and has potential for mixed residential and commercial use (currently classed as commercial). The property, which dates back to the mid 1700's, would be ideal for those wishing to continue with a commercial venture, or alternatively could, with very little alteration, become a lovely character home. Accommodation briefly comprises, to the ground floor, 2 reception rooms and kitchen. 1st floor; 2 bedrooms and bathroom, and 3 further bedrooms to the 2nd floor. Useful cellar, ideal for storage. Outside; small rear, secluded sitting area. Ideally located in the centre of the town, within walking distance of the extensive local facilities.

- delightful mid 18th century property in central Tickhill
- easy walk to the extensive facilities within the town
- flexible accommodation with options for both residential and commercial use
- around 1200 sq ft of living space, over 3 floors
- outside seating area
- good motorway and mainline rail access (via Retford and Doncaster)
- a very rare and appealing 'mixed use' opportunity
- energy rating 'E'
- Grade II listed

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



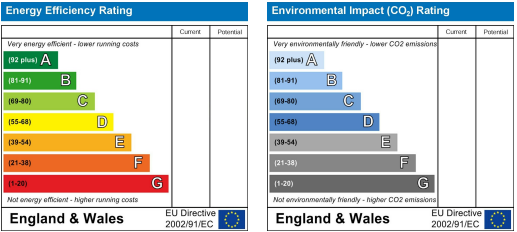
Floor Plan



Area Map



Energy Efficiency Graph



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.