



22 Lindum Street , Doncaster , DN4 0ED
Offers In Excess Of £85,000 Freehold


MARTIN&CO

Lindum Street , Hexthorpe

2 Bedrooms, 1 Bathroom

Offers In Excess Of £85,000

- Chain free.
- Two well-proportioned bedrooms
- Utility area with plumbing for washing machine.
- Family bathroom.
- Mid-terraced.
- Front-facing living room with feature fireplace.
- Excellent transport links.

This well-presented two-bedroom mid-terraced property in Hexthorpe offers comfortable living in a convenient location. The ground floor features a spacious lounge and a good-sized kitchen and utility space. Two bedrooms and a family bathroom to the first floor. The home benefits from gas central heating, double glazing, and an enclosed rear yard. Situated close to local amenities, schools, and transport links, it is ideal for first-time buyers, small families, or

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investors.

LIVING ROOM 15' 1" x 12' 1" (4.6m x 3.68m) Front-facing living room with a feature fireplace, offering a straightforward and functional space suitable for everyday use. Neutral décor provides a blank canvas for personal styling.

KITCHEN 12' 4" x 12' 0" (3.76m x 3.66m) Kitchen fitted with white wall and base units and dark marble-effect worktops, complete with an integrated oven, induction hob, and extractor fan. The layout provides ample workspace and storage, with access leading through to a useful utility area.

UTILITY ROOM 6' 1" x 6' 9" (1.85m x 2.06m) Basic utility space with plumbing for a washing machine and housing the boiler, offering practical additional storage and appliance space.

BEDROOM 12' 0" x 12' 1" (3.66m x 3.68m) A double bedroom situated on the first floor.

BEDROOM 12' 4" x 12' 0" (3.76m x 3.66m) A second double bedroom situated on the first floor.

BATHROOM 9' 9" x 6' 10" (2.97m x 2.08m) A family bathroom fitted with a white three piece suite and over bath shower situated on the first floor.

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.









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