

DOCKIN HILL ROAD, DONCASTER, DN1 2QT

OFFERS IN REGION OF £68,000





JUST A SHORT STROLL FROM DONCASTER CENTRE AND A LOVELY SPACIOUS TWO BEDROOM END TERRACED HOUSE. This is a fantastic opportunity to purchase a property in the heart of Doncaster, across the road from the Doncaster Hub, half a mile to Doncaster train station and within walking distance of all that DN1 has to offer. This fabulous property has been loved over the years and offers perfect accommodation for a first time buyer or investor. In brief this home comprises of entrance, living room, separate dining room, kitchen, cellar, stairs, landing, two bedrooms and a first floor bathroom. **A GREAT BUY IN A WONDERFUL LOCATION & AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE

Providing access from the front of the property in to the living room.

LIVING ROOM

13' 11" x 14' 6" (4.25m reducing to 3.18m x 4.44m reducing to 1.83m) A wonderful bright living space with two front/side facing double glazed windows, coal effect gas fire with a feature decorative stone surround, radiator, front facing uPVC door, double doors lead through to the spacious dining room and benefits from a picture rail above.

DINING ROOM

10' 11" x 12' 5" (3.35m x 3.80m) Further spacious reception room currently utilised for dining with side facing double glazed window, rear facing double glazed window, door to the stairs to the first floor, door to the stairs to the cellar, radiator and a telephone point.

STAIRS TO CELLAR

CELLAR

Excellent storage space beneath the property.

KITCHEN

8' 1" x 6' 8" (2.47m x 2.04m) This cute kitchen is accessed via the dining room and offers all that you would need with fitted units at eye and base level, rolled top surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric oven, partially tiled splash backs above the work surfaces, space for a fridge/freezer, tiled flooring, radiator, rear facing double glazed window and a rear facing double glazed frosted door leading to the rear paved area.

STAIRS TO FIRST FLOOR

LANDING

2' 6" x 5' 6" (0.77m x 1.69m) Providing access to all bedrooms and the bathroom.

BEDROOM

15' 1" x 14' 0" (4.61m reducing to 1.81m x 4.28m reducing to 3.09m) An unusual shaped room located to the front of the property that sweeps round the corner providing a spacious room which is both bright and airy with two front/side facing double glazed windows and a radiator.

BEDROOM

11' 3" x 6' 9" (3.45m x 2.06m) A further bedroom with side facing double glazed window and a radiator, plus wall mounted storage cupboards.







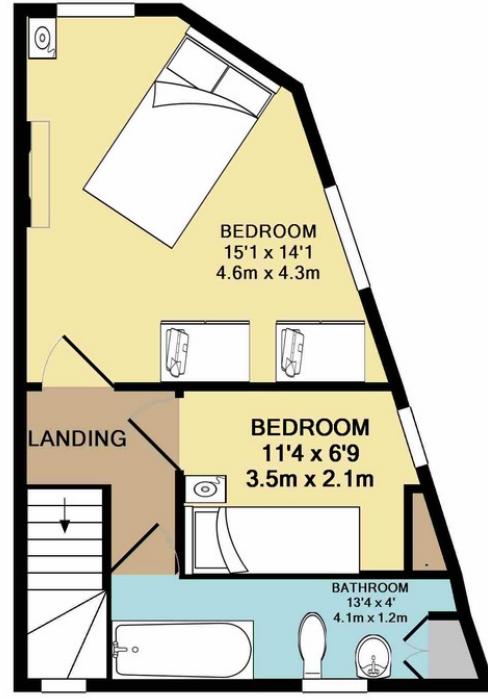
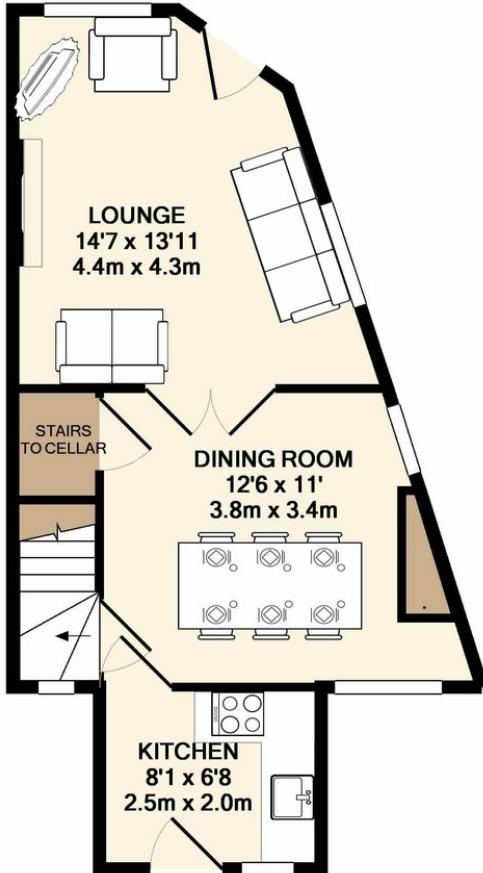
BATHROOM

13' 3" x 4' 0" (4.06m x 1.23m) A bathroom offering a three piece suite which in brief comprises of a WC, wash hand basin, bath, partially tiled walls, radiator, airing cupboard and a rear facing double glazed window.

REAR GARDEN

A wall enclosed private garden with side access via double gates and a single gate.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
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