

9 37 Great Central Avenue, Doncaster DN4 8BJ

GUIDE PRICE: £30,000–£35,000

VACANT HOUSE

- Larger than average inner terrace
- Modern gas central heating
- Majority uPVC windows
- Two reception rooms and large off-shot kitchen
- Two first floor bedrooms and large bathroom
- Third attic room (approached from rear bedroom)
- Requires some updating
- Potential for owner occupation or investment

Ground Floor

Entrance Hallway
Sitting Room 3.33m × 2.76m
Under Stairs Store
Living Room 3.88m × 3.69m
Kitchen 4.54m × 1.82m

First Floor

Landing
Front Bedroom One 3.69m × 3.33m
Rear Bedroom Two 3.86m × 3.78m
Large Bathroom/WC 4.53m × 1.90m

Second Floor

Bedroom Three (approached from the rear bedroom) 3.71m × 3.64m with access to the eaves space

Outside

Good size rear garden area
Separate pedestrian access

EPC Rating

The full Energy Performance Certificate is available via our website

SOLICITORS Norrie Waite & Slater,
21–23 Bridge Street,
Killamarsh, Sheffield
S21 1AH (Ref: Richard Memmott)

VIEWING Tuesdays
13th, 20th & 27th May
at 12.45pm prompt.

