

**LOT 12** 27 Falcon Close, Adwick-Le-Street,  
Doncaster, South Yorkshire DN6 7US

**GUIDE PRICE £90,000–£100,000\***

VACANT HOUSE

- **Three bedroom semi-detached house**
- **In need of modernisation**
- **Level cul-de-sac setting**
- **Front & rear gardens, driveway & former garage (now sitting room)**
- **Rear outbuilding**
- **Potential for owner occupation, resale or investment**
- **Gas central heating with new boiler in 2021**

**Ground Floor**

Entrance Hall

Sitting Room 4.62m x 3.59m

Inner Lobby - with Under Stairs  
Store

Dining Kitchen 2.51m x 3.37m

Living Room 2.57m x 5.21m  
(formerly the garage)

**First Floor**

Landing

Front Bedroom One 3.60m x 3.44m

Front Bedroom Two 3.49m x 2.36m

Rear Bedroom Three 2.57m x  
2.93m

Bathroom/WC 2.34m x 1.69m

**EPC Rating D**

**VIEWING**

Strictly by  
appointment with  
the auctioneers  
01142760151 or reception@  
markjenkinson.co.uk

