



**8 Chapel Street , Mexbrough , S64 9RE**  
**£70,000 Freehold**

**MARTIN&CO**

## Chapel Street , Mexbrough

2 Bedrooms, 1 Bathroom

£70,000

- INVESTORS ONLY
- TENANT IN SITU
- TWO BEDROOM MID TERRACE
- ON ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- 
- 

ATTENTION INVESTORS ONLY: A fantastic opportunity to purchase this two bedroom mid terrace property with live in tenant. Briefly comprising of, front facing living room, kitchen, access to the cellar and bathroom and bathroom on the ground floor. There are two spacious double bedrooms on the first floor. There is an enclosed rear garden and on street parking available.

The property is close to local amenities and bus routes. Call

%epcGraph\_c\_1\_363%



now to arrange a viewing.

**LIVING ROOM** 11' 8" x 11' 3" (3.56m x 3.45m) A front facing living room with bay window and feature fireplace and gas fire.

**KITCHEN** 11' 7" x 11' 3" (3.55m x 3.45m) With a range of cream wall and base units , integrated stainless steel oven and hob. Plumbing for washing machine. You can access the cellar from the kitchen.

**BATHROOM** 6' 0" x 5' 3" (1.84m x 1.62m) Ground floor bathroom with white three piece suite and over bath shower.

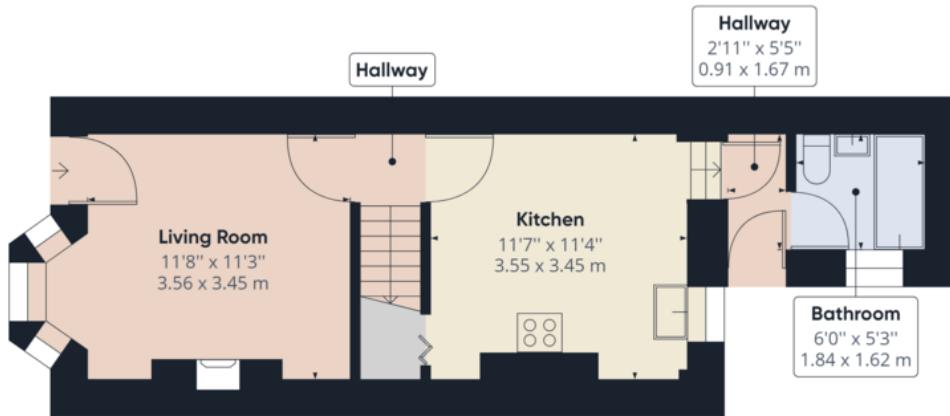
**BEDROOM** Front facing double bedroom

**BEDROOM** Second double bedroom with storage cupboard.

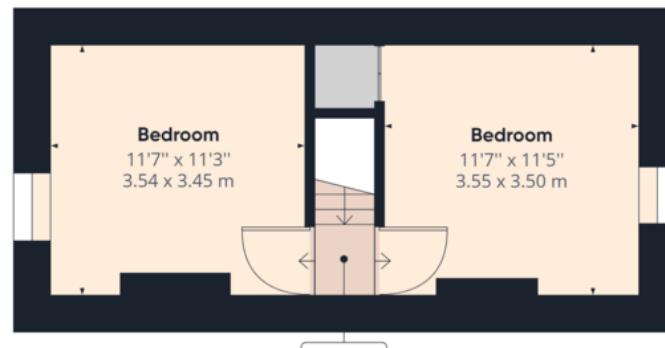








Ground Floor



Approximate total area<sup>(1)</sup>

627.50 ft<sup>2</sup>

58.30 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

38 Hall Gate • • Doncaster • DN1 3NR  
T: 01302 343 494 • E: [doncaster@martinco.com](mailto:doncaster@martinco.com)

# 01302 343 494

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

