



**73 Brecks Lane , Doncaster , DN3 1NL**  
Offers In Excess Of £190,000 Freehold



## Brecks Lane , Kirk Sandall

3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Available chain free
- Detached House
- Detached Garage
- Very popular location
- Close to excellent commuter links
- Close to a variety of Amenities
- Close to schools

A fantastic opportunity to purchase this three bedroom detached property sitting in a generous corner plot in the sought after area of Kirk Sandall. The property offers generous living accommodation with the scope to improve. Briefly comprising of a breakfast kitchen, dining room and living room on the ground floor. Located on the first floor are two double bedrooms, a single bedroom and a family bathroom. Outside the property sits in a generous corner

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plot with a driveway for off street parking and a detached garage. Call now to arrange a viewing

LOUNGE 13' 0" x 13' 11" (3.98m x 4.26m) A light and airy front facing living room

DINING ROOM 8' 4" x 17' 0" (2.55m x 5.19m) A dining room/ second sitting room

KITCHEN/BREAKFAST ROOM 12' 8" x 11' 10" (3.88m x 3.61m) With a range of white wall and base units complimented with brown worktops. There is space for a freestanding cooker and fridge freezer and plumbing for a washing machine as well as plenty of space for a family dining table

BEDROOM 11' 7" x 10' 7" (3.55m x 3.23m) A front facing double bedroom with a range of fitted bedroom furniture

BEDROOM 10' 0" x 9' 10" (3.06m x 3.02m) A second

double bedroom

BEDROOM 7' 3" x 6' 4" (2.23m x 1.95m) A single bedroom

BATHROOM 5' 4" x 6' 10" (1.64m x 2.10m) With a three piece white bathroom suite and over bath shower







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## Martin & Co Doncaster

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**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.

