



**63 Park Road, Doncaster, DN6 0BB**  
£70,000 Freehold

  
**MARTIN&CO**

## Park Road, Askern

2 Bedrooms, 1 Bathroom

£70,000

- Available with tenant in situ
- Mid Terrace
- Two double bedroom
- Close to schools
- Close to local amenities
- Close to excellent commuter links
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Available with tenant in situ. Attention investors: A fantastic opportunity to purchase this two bedroom mid terrace property in Askern. Briefly comprising of a front facing living room and kitchen on the ground floor, There are two double bedrooms and bathroom on the first floor. A good size enclosed garden to the rear and a small garden to the front of the property. The property is situated close to schools and amenities, as well as excellent commuter links with the A1

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and M62.

**LIVING ROOM 13' 9" x 12' 9"** (4.21m x 3.91m) A good size living room at the front of the property with feature fireplace

**KITCHEN 9' 1" x 15' 5"** (2.78m x 4.72m) With wood effect wall and base units complemented with a black worktop. Integrated Oven, gas hob and stainless steel extractor. There is plumbing for a washing machine, tumble dryer and fridge/ freezer.

**BEDROOM 11' 6" x 12' 9"** (3.52m x 3.89m) Spacious master bedroom

**BEDROOM 11' 4" x 7' 10"** (3.46m x 2.41m) Second double bedroom

**BATHROOM 8' 5" x 7' 8"** (2.58m x 2.35m) Family bathroom on the first floor with white three piece suite and over bath shower.









## 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.

