



11 Ansdell Road, DN5 0ET
Offers In Excess Of £90,000 Freehold


MARTIN&CO

Andsell Road, Doncaster

2 Bedrooms, 1 Bathroom

Offers In Excess Of £90,000

- Two Bedrooms
- One Bathroom
- New Kitchen
- New Bathroom
- On Road Parking
- Close to Local Amenities
- Popular village Location

AVAILABLE CHAIN FREE! A wonderful opportunity to purchase this two bedroom home available in the Bentley area, close to local schools and amenities. Briefly comprising of a Living Room and Kitchen/Diner on the first floor. Two double bedrooms and family bathroom on the first floor. Also benefits from a large useful loft space and rear Yard. Property has just undergone a damp proofing course with a 15 year Guarantee. Re-decoration to follow.

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Call now to arrange a viewing!

suite. Also benefits from over bath shower.

KITCHEN/DINER 10' 7" x 13' 6" (3.23m x 4.11m) With a range of white wall and base units, complimented with wood effect worktops. Also benefits from integrated oven, induction hob and extractor fan. There is also plumbing for a Washing Machine and space for an under counter fridge/freezer. There is also plenty of room for a dining table.

LIVING ROOM 10' 8" x 13' 7" (3.25m x 4.14m) Neutrally decorated front facing living room with large window, allowing plenty of natural light.

BEDROOM 10' 8" x 10' 8" (3.25m x 3.25m) A double bedroom.

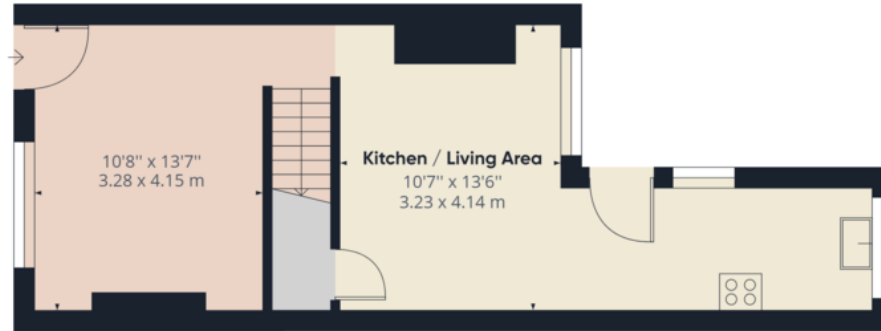
BEDROOM 10' 9" x 13' 8" (3.28m x 4.17m) A second double bedroom.

BATHROOM 8' 4" x 6' 5" (2.54m x 1.96m) A newly fitted modern family bathroom with white three piece

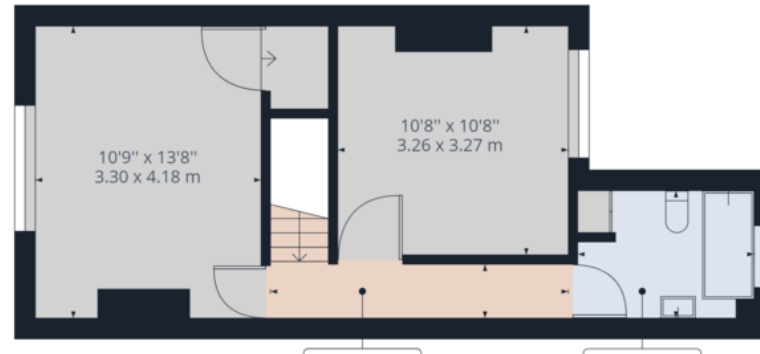








Ground Floor



Approximate total area⁽¹⁾
 770.69 ft²
 71.60 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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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.

