



Clay Flat Lane, Doncaster, South Yorkshire

Off-road parking | Perfect for first time buyers | Stunning rear garden | 2 double bedrooms and a single | Spacious lounge and dining area | Close to a range of schools and local shops

Asking Price: **£120,000**

KW PLUS
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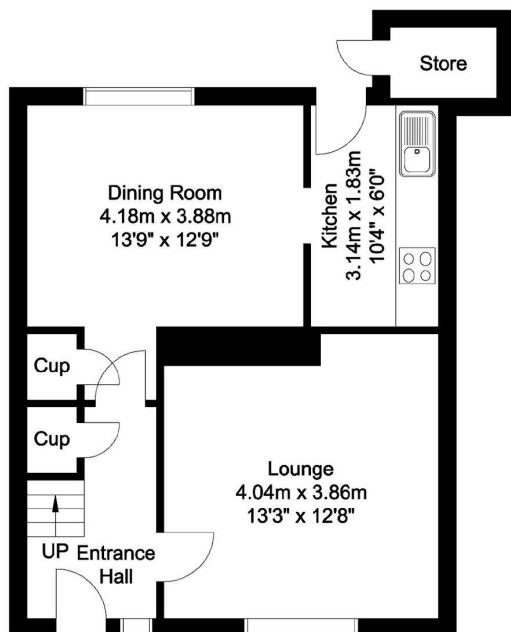
DESCRIPTION

Approaching the home, you're greeted by a front driveway, providing convenient off-road parking. The property is in need of modernising and the spacious lounge reveals itself as a blank slate, eagerly awaiting your design inspirations. Large windows bathe the room in natural light, setting the stage for a cosy, revamped living space. The dining room holds the promise of dinners and lively gatherings with friends and family – a space where memories can be made. The kitchen offers a solid foundation for your culinary aspirations. Imagine transforming this space into a modern and functional hub, equipped with contemporary appliances and stylish finishes or even knocking the kitchen through to make a larger space. Venturing further into the home, there are 2 double bedrooms and one single that await your creative touch. Each room holds the potential to become a personalized haven of rest and relaxation. The bathroom offers the opportunity to create a modern retreat with modern fixtures and thoughtful design. One of the standout features of this property is the spacious low maintenance rear garden, perfect for outdoor gatherings, gardening projects, or a tranquil escape from the hustle and bustle of everyday life. This home is an invitation to put your stamp on the space, to bring your dreams to fruition, and to create a haven that truly reflects your style and preferences. With its great bones and ample potential, this property is an exciting prospect for those eager to embark on the journey of renovating and personalizing their first home.

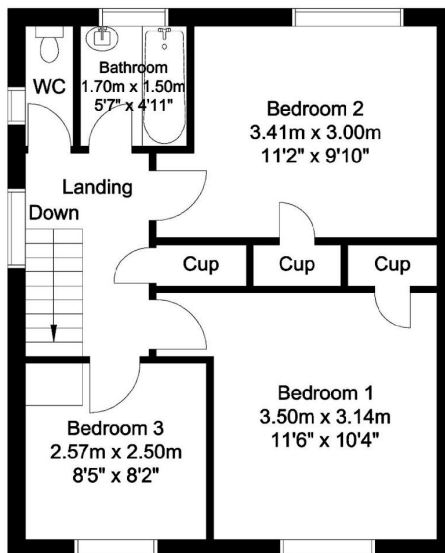




Ground Floor
44 sq m/473.61 sq ft
Approx.



First Floor
42 sq m/452.08 sq ft
Approx.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None