



70 Park Drive, Doncaster , DN6 9NP
Offers In Excess Of £90,000 Freehold


MARTIN&CO

Park Drive, Campsall

2 Bedrooms, 1 Bathroom

Offers In Excess Of £90,000

- Two Bedroom
- Semi Detached
- Off Road Parking
- Fantastic investment opportunity
- Fantastic first time buyers home
- Re decoration required
- Spacious garden

Attention Investors / First Time buyers: Available chain free is this two bedroom semi detached property located in the popular village of Campsall. Briefly comprising a hallway, dining room, living room and kitchen on the first floor. There are two double bedrooms and bathroom on the first floor. To the front of the property is a block paved driveway for two cars and to the rear is a generous size garden. The property is in need of re decoration and would make a superb project

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with lots of potential throughout. Call now to arrange a viewing

HALLWAY 11' 5" x 5' 10" (3.49m x 1.78m) Spacious hallway

DINING ROOM 9' 11" x 10' 10" (3.03m x 3.32m) Front facing dining room

LIVING ROOM 8' 2" x 17' 3" (2.51m x 5.27m) A generous size living room to the rear of the property with French doors leading onto the decking area and easy access into the kitchen

KITCHEN 7' 6" x 9' 4" (2.31m x 2.87m) With a range of wall and base units in oak effect complemented with black work tops. Integrated extractor, oven and electric hob. There is plumbing for a washing machine and space for a fridge / freezer

BEDROOM 10' 0" x 14' 1" (3.06m x 4.31m) Front facing master bedroom

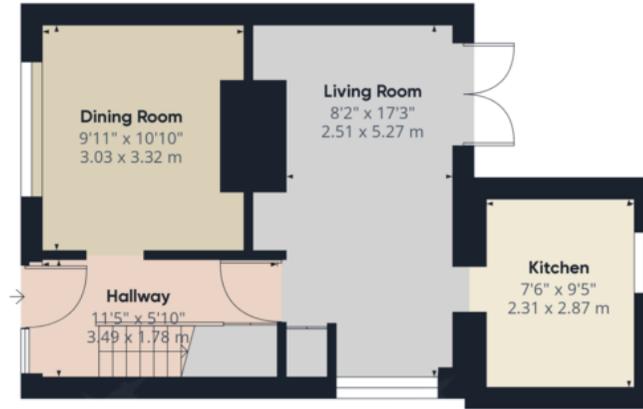
BEDROOM 9' 10" x 10' 10" (3.02m x 3.31m) Second double bedroom

BATHROOM 5' 1" x 6' 4" (1.56m x 1.95m) Bathroom with white wc, sink unit and walk in shower

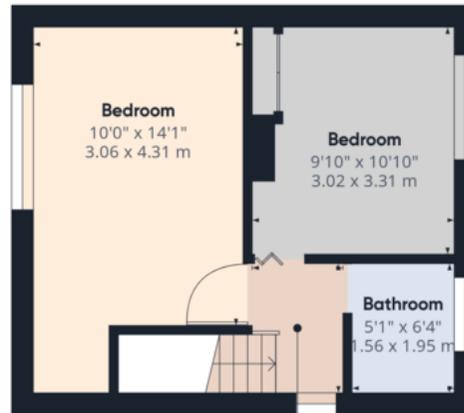








Ground Floor



Landing

Approximate total area⁽¹⁾
 728.49 ft²
 67.68 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.

