



34 Glebe Road, Doncaster , DN6 9PB

£130,000 Freehold


MARTIN&CO

Glebe Road, Campsall

2 Bedrooms, 1 Bathroom

£130,000

- Two Bedroom Semi Detached
- Off Road Parking
- Garden
- Two Reception Rooms
- Popular location
- Close to Schools
- Close to Campsall Park and Leisure Centre

A fantastic opportunity to purchase this two bedroom Semi Detached home in Campsall, The property briefly comprises of Living Room, Dining Room and Kitchen on the ground floor, there are two bedrooms and bathroom on the first floor. You will benefit from Off road parking and a rear garden, close to schools, parks and leisure centre. Call now to arrange a viewing.

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LIVING ROOM 17' 5" x 11' 0" (5.32m x 3.37m) Front Facing living room with large window allowing plenty of natural light.

DINING ROOM 17' 5" x 8' 7" (5.32m x 2.64m)
Separate Dining Room leading into the kitchen

KITCHEN 8' 7" x 9' 2" (2.64m x 2.80m) With a range of white high gloss wall and base units, complemented with wood effect worktops, integrated oven, electric hob and extractor. You have plumbing for washing machine and tumble dryer.

BEDROOM 14' 0" x 9' 11" (4.28m x 3.04m) Front facing master bedroom

BEDROOM 9' 6" x 9' 9" (2.91m x 2.99m) Second double bedroom

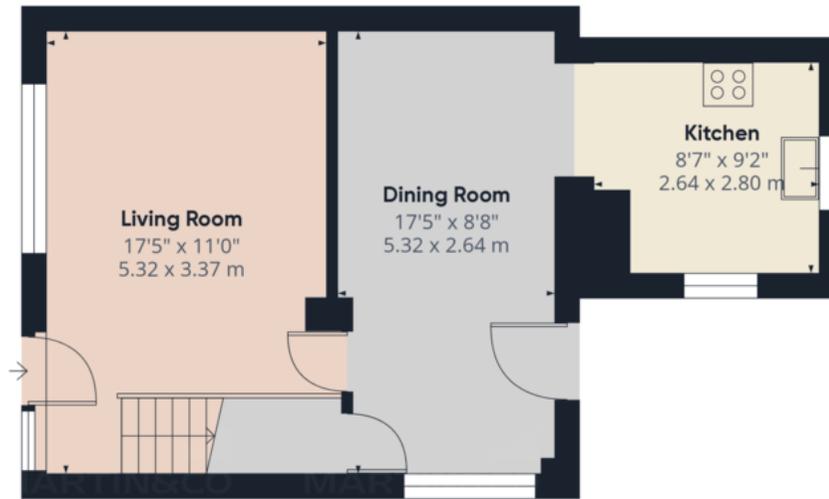
BATHROOM 7' 6" x 5' 7" (2.29m x 1.71m) Family bathroom with white three piece suite and over bath shower.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

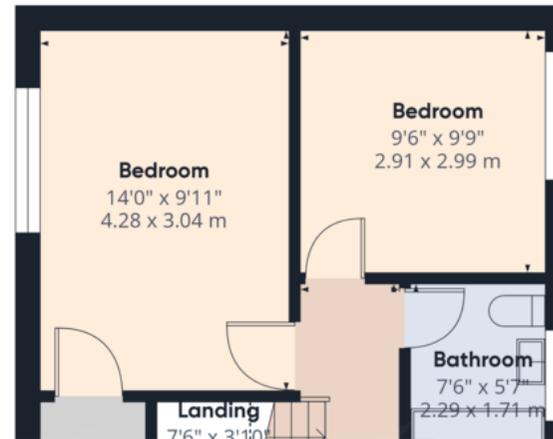








Ground Floor



Approximate total area⁽¹⁾
746.26 ft²
69.33 m²

Reduced headroom
0.12 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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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.

