



145 Askern Road, Doncaster, DN5 0JH
Asking Price Of £95,000 Freehold


MARTIN&CO

Askern Road, Bentley

3 Bedrooms, 1 Bathroom

Asking Price Of £95,000

- Three Bedroom Mid Terrace House
- Attention Investors/First Time Buyers
- Lounge & Separate Dining Room
- Modern Fitted Spacious Kitchen
- Bathroom With White Suite
- Good transport links
- Close to local amenities

ATTENTION FIRST TIME BUYERS AND INVESTORS. A recently refurbished three bedroom Mid-Terraced property available in Bentley. Briefly comprising a living room, dining room and kitchen on the ground floor. Two double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from a rear yard. Call now to arrange a viewing.

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LIVING ROOM 12' 9" x 13' 9" (3.89m x 4.19m) A light and bright front facing living room with feature fireplace.

DINING ROOM 12' 6" x 10' 9" (3.81m x 3.28m) Leading from the living room, a spacious dining room. Perfect for entertaining!

KITCHEN 11' 7" x 8' 1" (3.53m x 2.46m) A modern kitchen fitted with a range of white wall and base units complemented with marble effect worktops. Also benefits from an integrated gas hob, oven and extractor fan. There is also space for a washing machine and fridge/freezer.

BEDROOM 11' 5" x 13' 9" (3.48m x 4.19m) A double bedroom situated on the first floor.

BEDROOM 12' 7" x 6' 10" (3.84m x 2.08m) A second double bedroom situated on the first floor.

BEDROOM 5' 1" x 8' 1" (1.55m x 2.46m) A single

bedroom situated on the first floor.

BATHROOM 6' 4" x 5' 4" (1.93m x 1.63m) A family bathroom fitted with a 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.









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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.

