



26 Litchfield Road , Doncaster , DN2 4HG
£150,000 Freehold


MARTIN&CO

Litchfield Road , Wheatley

4 Bedrooms, 1 Bathroom

£150,000

- Four bedroom semi detached
- Very Popular area
- Air Source Heating
- Solar Panels
- Close to good schools
- Close to a Variety of Amenities
- Close to Commuter routes

Available chain free, a fantastic opportunity for anyone looking for a redecoration project to bring this deceptively large and outstandingly energy sufficient home up to date. Early viewing is recommended to appreciate the potential on offer

LIVING ROOM 17' 8" x 12' 5" (5.40m x 3.80m) A deceptively large living room with feature fireplace

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KITCHEN/BREAKFAST ROOM 17' 7" x 8' 9" (5.36m x 2.69m) A generous kitchen diner with a range of wall and base units and plenty of space for appliances and a family dining table

UTILITY ROOM 5' 10" x 5' 8" (1.80m x 1.73m) Utility/ plant room

BEDROOM 11' 1" x 10' 4" (3.38m x 3.15m) A generous double bedroom

BEDROOM 9' 4" x 10' 2" (2.85m x 3.10m) A second double bedroom

BEDROOM 7' 11" x 11' 2" (2.43m x 3.41m) A third double bedroom

BEDROOM 9' 4" x 8' 0" (2.85m x 2.44m) A fourth double bedroom

BATHROOM 6' 2" x 8' 0" (1.89m x 2.45m) A family

bathroom with a three piece bathroom suite

WC 2' 7" x 5' 4" (0.79m x 1.63m) A ground floor WC with hand basin

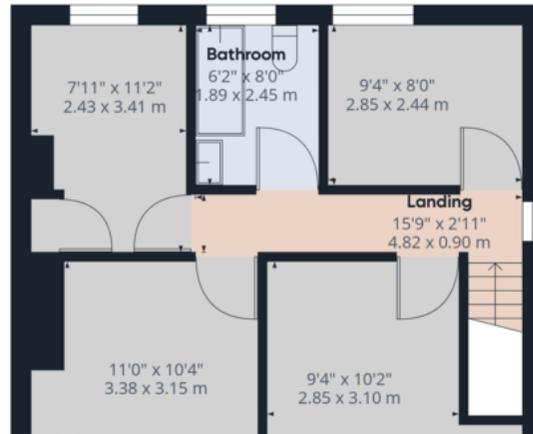








Ground Floor



Approximate total area^m
 967.24 ft²
 89.86 m²

Reduced headroom
 9.8 ft²
 0.91 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

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.

