



52 Swaith Avenue, Doncaster , DN5 9PB
£130,000 Freehold


MARTIN&CO

Swaith Avenue, Scawthorpe

3 Bedrooms, 1 Bathroom

£130,000

- Three bedroom semi-detached
- Very popular location
- Close to good schools
- Close to good local amenities
- Close to excellent transport links
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A great opportunity to purchase a deceptively large semi detached property in a popular area. Briefly comprising of a good sized living room and a large kitchen diner on the ground floor. Located on the first floor are two generous double bedrooms, a single bedroom and a family bathroom. Outside to the rear of the property is an enclosed family garden with large garden shed. The garden to the front of the property is planted with mature shrubs

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Early viewing is essential to appreciate the space and potential on offer

KITCHEN DINER 20' 11" x 8' 9" (6.40m x 2.69m) A large rear kitchen diner with a range of wall and base units, plumbing for a washing machine, space for a fridge, freezer and freestanding cooker. There is also plenty of space for a large family dining table. Double doors open into the rear garden

LOUNGE 14' 9" x 10' 7" (4.50m x 3.24m) A front facing living room with a feature fireplace

BEDROOM 13' 6" x 8' 8" (4.14m x 2.65m) A double bedroom with a range of wardrobes

BEDROOM 12' 1" x 10' 8" (3.69m x 3.27m) A front facing double bedroom with a range of wardrobes

BEDROOM 9' 3" x 7' 6" (2.84m x 2.31m) A generous single bedroom

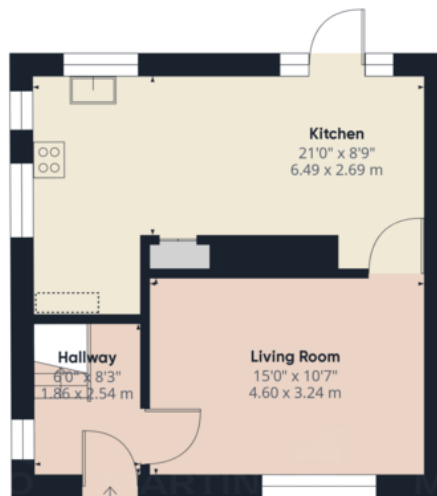
BATHROOM 7' 9" x 5' 6" (2.37m x 1.70m) With a three piece white bathroom suite and over bath shower

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.

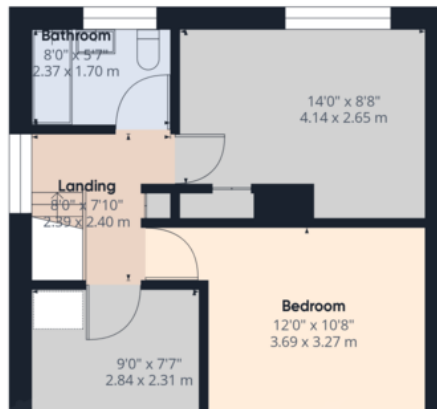








Ground Floor



Approximate total area⁽¹⁾

869.19 ft²

80.75 m²

Reduced headroom

3.88 ft²

0.36 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



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.