

ON HOLD



Manor Farm Close, Sutton
£900 pcm


MARTIN & CO



Manor Farm Close, Sutton

Barn Conversion,
3 bedroom, 1 bathroom

£900 pcm

Date available: 25th November 2024

Deposit: £1,038.46

Unfurnished

Council Tax band:

- Three Bedrooms.
- Barn Conversion.
- Modern Bathroom.
- Garage.
- Rear Garden.
- Off Road Parking.
- Sought-After-Location.



Martin&Co are pleased to present to the market this three bedroom barn conversion located in the sought-after-location of Sutton. Briefly comprising of a living room and kitchen on the ground floor. Two double bedrooms, a single bedroom and modern family bathroom on the first floor. Also benefits from off road parking, a garage and rear garden. Call now to arrange a viewing!

KITCHEN 11' 0" x 7' 1" (3.35m x 2.16m) Fitted with a range of wood effect wall and base units complimented with black worktops. Also benefits from an integrated oven, hob and extractor fan. There is also plumbing for a washing machine.

LIVING ROOM 14' 7" x 18' 3" (4.44m x 5.56m) A

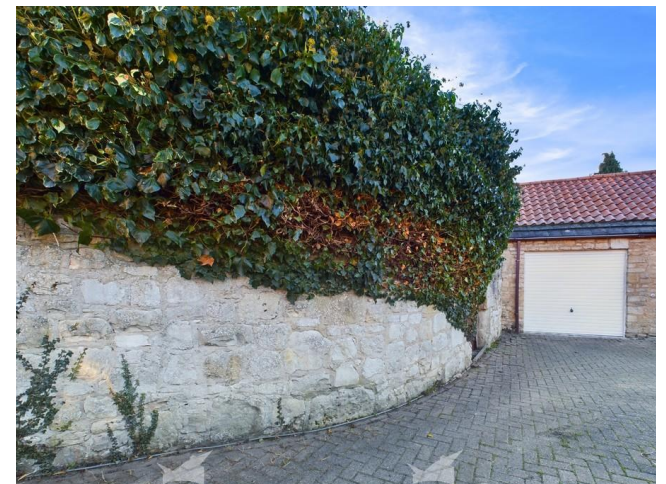
spacious living room complimented with a feature fireplace. Patio doors leading to the rear garden.

BEDROOM 11' 6" x 10' 9" (3.51m x 3.28m) A double bedroom situated on the first floor.

BEDROOM 11' 5" x 7' 5" (3.48m x 2.26m) A second double bedroom situated on the first floor.

BEDROOM 9' 6" x 7' 5" (2.9m x 2.26m) A single bedroom situated on the first floor.

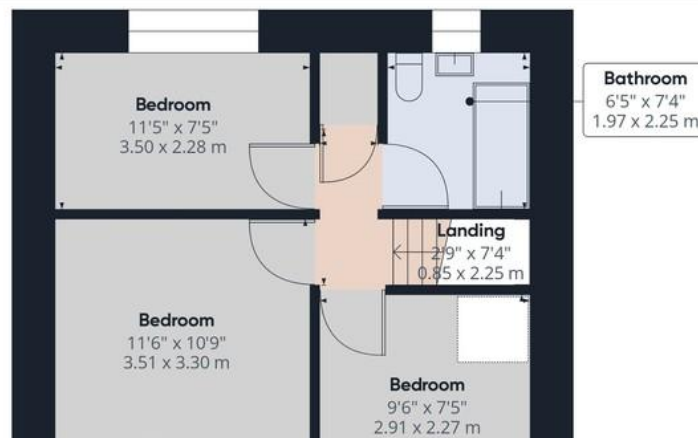
BATHROOM 6' 5" x 7' 4" (1.96m x 2.24m) A modern family bathroom fitted with a white three piece suite and over bath shower.



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Ground Floor



Approximate total area⁽¹⁾
741.63 ft²
68.9 m²

(1) Excluding balconies and terraces

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

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.

