



Property Location



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.



Llewelyn Crescent, Askern

£180,000

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**86 Llewelyn Crescent
Doncaster
DN6 0QD**

Key features:

- Three Bedrooms.
- End-Terraced.
- Off Road Parking.
- Rear Yard.
- Downstairs WC.
- Modern.
- Master Bedroom with En-Suite.
- Close to Local Amenities.

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Why you'll like it

Martin&Co are pleased to present to the market this beautifully presented three-bedroom end-terraced property situated in the popular village of Askern. Briefly comprising of a modern kitchen/living area and WC on the ground floor. A master bedroom with en-suite, two double bedrooms and a family bathroom on the first floor. Also benefits from off road parking and a rear garden. Call now to arrange a viewing!

KITCHEN/LIVING AREA 17' 6" x 27' 1" (5.33m x 8.25m) A contemporary dual aspect kitchen/living area fitted with a range of light grey high gloss wall and base units complemented with a marble effect worktop. Also benefits from an integrated oven, gas hob, fridge/freezer and dishwasher. There is also plenty of space for a dining table. Leading from the kitchen, a spacious living area. Patio doors leading to the rear garden.

WC 4' 8" x 6' 5" (1.42m x 1.96m) A useful WC situated on the ground floor.

MASTER BEDROOM 10' 7" x 10' 11" (3.23m x 3.33m) A master bedroom with en-suite.

ENSUITE 6' 6" x 5' 6" (1.98m x 1.68m) Leading from the master bedroom, a modern fitted en-suite with black accents and corner shower unit.

BEDROOM 10' 7" x 10' 4" (3.23m x 3.15m) A second double bedroom situated on the first floor.

BEDROOM 8' 2" x 11' 9" (2.49m x 3.58m) A third double bedroom situated on the first floor.

BATHROOM 8' 2" x 6' 5" (2.49m x 1.96m) A wow factor contemporary bathroom fitted with white three piece suite and over bath shower.

