



2 Lime Avenue, Doncaster, DN9 3EN
£160,000 Freehold


MARTIN&CO

Lime Avenue

3 Bedrooms, 1 Bathroom

£160,000

- Investors only
- Tenant in Situ
- Three Bedroom Semi
- Driveway
- Garden
- Close to local amenities
- Close to transport links

A Three bedroom semi detached property available in Auckley. Briefly comprising a living room, kitchen/dinner on the ground floor. Two double bedrooms, single bedroom, bathroom and separate wc on the first floor. With off road parking and enclosed garden. Close to local amenities. Call now to arrange a viewing

LIVING ROOM 8' 10" x 18' 8" (2.70m x 5.70m) With

%epcGraph_c_1_363%



windows front and back allowing plenty of natural light.

KITCHEN/DINER 18' 8" x 7' 4" (5.70m x 2.26m)
Spacious Kitchen / diner with wall and base unit ,
integrated oven and hob. There is plumbing for
washing machine.

BEDROOM 10' 11" x 12' 6" (3.34m x 3.82m) Double
bedroom

BEDROOM 9' 7" x 10' 9" (2.94m x 3.28m) Double
bedroom with built in wardrobes

BEDROOM 9' 1" x 7' 7" (2.79m x 2.33m) Single
bedroom with built in wardrobes

BATHROOM 7' 6" x 5' 10" (2.30m x 1.78m) Bathroom
with white two piece suite and over bath shower.

WC 5' 1" x 2' 8" (1.56m x 0.82m) WC separate to the
bathroom









Ground Floor Building 1



Approximate total area⁽¹⁾

884.65 ft²

82.19 m²

(1) Excluding balconies and terraces

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.