



42 Chequer Road , South Yorkshire , DN1 2AL
Asking Price Of £120,000 Freehold


MARTIN&CO

Chequer Road , Doncaster

3 Bedrooms, 2 Bathroom

Asking Price Of £120,000

- INVESTORS ONLY
- Ground floor 1 bedroom Flat
- First floor 2 bedroom
- End Terrace House converted into 2 Flats
- Sold with tenant in Situ in both flats
- Walking Distance to City Centre
- Fantastic Investment

AVAILABLE TO INVESTORS ONLY

A well-presented end-terrace property, ideally located within walking distance of the City Centre and close to a range of local amenities. This property has been converted into two self-contained apartments, each offering comfortable living space and independent access.

Ground Floor Apartment

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A one-bedroom apartment comprising a kitchen/dining room, living room, double bedroom, bathroom, and separate WC.

First Floor Apartment

A spacious two-bedroom apartment featuring an open plan living/kitchen area, a master bedroom, a second double bedroom, and a bathroom.

Both apartments benefit from independent access to the cellar, where the utility meters are located.

The property is being sold with tenants in situ, providing an attractive yield for investors.

Viewings are strictly by appointment only – please contact the office to arrange.

GROUND FLOOR APARTMENT Ground floor one bedroom Apartment

Kitchen: 4.57m x 3.20m

A spacious kitchen fitted with a range of white wall and

base units, along with an integrated electric hob and oven. There is plumbing in place for a washing machine and space for a fridge/freezer. The room also offers ample space for a dining table, making it ideal for family meals or entertaining.

Living Room: 4.27 x 2.90

A generously sized living room featuring high ceilings, which enhance the sense of space and light.

Bedroom: 4.23 x 3.77

Spacious Front facing Bedroom with large bay window allowing plenty of natural light.

Bathroom: 1.90 x 1.60

Fitted with a white two-piece suite comprising a wash basin and bath, along with a panelled bath featuring an over-bath shower.

WC: 0.77 x 1.41

Separate WC just off the bathroom

FIRST FLOOR APARTMENT First Floor Apartment

Open Plan Kitchen/ Living Room: 4.26 x 4.81

A bright and spacious open plan living area, enhanced by a large bay window that allows plenty of natural light

to flood the space. The kitchen is fitted with a range of wall and base units, an integrated electric hob and oven, with space for a fridge/freezer and plumbing for a washing machine.

Bedroom: 4.28 x 3.14

Spacious Master bedroom

Bedroom: 2.72 x 3.23

Second double bedroom

Bathroom: 1.73 x 2.30

Bathroom with a three piece 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.







Martin & Co Doncaster

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