



39 Cranbrook Road , Doncaster , DN1 2TP
£90,000 Freehold


MARTIN&CO

Cranbrook Road , Wheatley

2 Bedrooms, 1 Bathroom

£90,000

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This well-presented two-bedroom terraced property is ideally situated on the outskirts of Doncaster city centre, offering convenient access to a wide range of local amenities, reputable schools, and excellent transport links.

Recently refurbished to a high standard, the property provides modern and comfortable living accommodation throughout, making it an ideal first-time purchase or

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investment opportunity.

The ground floor features a bright and welcoming lounge, along with a versatile dining room which could also serve as a second sitting room or home office. To the rear, a newly fitted contemporary kitchen offers a stylish and practical space with modern units and fittings.

Upstairs, the property boasts two generous double bedrooms and a contemporary family bathroom finished to a good standard.

Externally, there is an enclosed rear yard providing low-maintenance outdoor space, complete with a large storage shed offering excellent additional storage.

Early viewing is highly recommended to fully appreciate the quality and convenience this property has to offer.

LOUNGE 11' 5" x 12' 1" (3.48m x 3.69m) A front

facing living room

DINING ROO/ SECOND SITTING ROOM 11' 9" x 12' 1" (3.60m x 3.70m) A second multifunctional living room

KITCHEN 9' 1" x 6' 4" (2.79m x 1.94m) Recently renovated to a high standard with a range of pale grey wall and base units with complimentary wood effect worktops. The addition of an integrated oven and glass hob enhance the modern appearance

BEDROOM A front facing double bedroom

BEDROOM 11' 10" x 9' 1" (3.62m x 2.77m) A second double bedroom

BATHROOM 9' 3" x 6' 4" (2.82m x 1.94 m) A stunning family bathroom with bath, over bath shower, WC and hand basin

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.







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