



52 The Avenue, Doncaster, DN5 0NP
Offers In Excess Of £75,000 Freehold


MARTIN&CO

The Avenue, Bentley

2 Bedrooms, 1 Bathroom

Offers In Excess Of £75,000

- Two Bedroom
- Mid Terrace
- Off Road Parking
- Court Yard garden
- Close to local amenities
- Fantastic investment property
- Perfect for first time buyers

A well-presented two-bedroom mid-terrace property situated in a popular and convenient location, making it an ideal purchase for first-time buyers or investors alike. The home benefits from off-road parking to the front and an enclosed rear garden, offering both practicality and outdoor space.

Internally, the property briefly comprises a front-facing living room, a spacious kitchen, a double master bedroom, a

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good-sized second bedroom, and a family bathroom.

Perfectly positioned close to local amenities, schools, and Bentley train station, this property offers excellent transport links and everyday convenience, making it a fantastic opportunity not to be missed.

LIVING ROOM 14' 11" x 11' 1" (4.55m x 3.38m) A bright and welcoming front-facing living room, enhanced by a large window that fills the space with natural light. A feature fireplace creates an attractive focal point.

KITCHEN 7' 10" x 15' 8" (2.41m x 4.80m) A spacious and well-equipped kitchen fitted with a range of white wall and base units, offering ample storage and worktop space. The room benefits from an integrated oven, hob with extractor and plumbing for a washing machine, making it both practical and functional for everyday use.

BEDROOM 11' 11" x 12' 9" (3.64m x 3.90m) A well-

proportioned front-facing double bedroom, offering a bright and comfortable space.

BEDROOM 11' 8" x 7' 10" (3.57m x 2.39m) Second double bedroom

BATHROOM 8' 1" x 7' 8" (2.47m x 2.35m) A well-designed family bathroom featuring a classic white three-piece suite, complemented by an over-bath shower. Finished in a clean and practical style.

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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