IDEAL
Estates & Property Management Ltd.
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48 Merlin Close, Adwick-Le-Street

, Doncaster, DN6 7UY

THREE BEDROOM SEMI-DETACHED PROPERTY – NO ONWARD CHAIN!

Ideal Estates are delighted to bring to the market this three-bedroom semi-detached property, offered for sale with NO ONWARD CHAIN.

Situated in a popular and convenient location, this property offers spacious accommodation throughout and represents an excellent opportunity for first-time buyers or those looking for a property they can modernise and make their own.

The property briefly comprises an entrance hall, spacious lounge, separate dining room, fitted kitchen with useful storage cupboard and a conservatory to the rear, providing additional living space and views over the garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, whilst to the rear is a particularly spacious garden, mainly laid to lawn with established borders and a paved pathway, offering plenty of outdoor space for families and entertaining.

Although some modernisation is required, this property offers fantastic potential and the opportunity to create a lovely family home.

Conveniently positioned close to local amenities and everyday facilities, this property is certainly one not to be missed!

EARLY VIEWING IS HIGHLY RECOMMENDED!

Offers in the region of £169,950

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- Three-bedroom semi-detached property
- Conservatory to the rear, overlooking the garden
- Generous enclosed rear garden, mainly laid to lawn with established borders
- Council Tax Band: D | EPC Rating: To Follow
- Offered for sale with NO ONWARD CHAIN
- Family bathroom fitted with a three-piece suite
- Excellent opportunity for first-time buyers or investors, with modernisation required to make this property your own
- Fitted kitchen offering ample cupboard space and a useful storage cupboard
- Off-road parking to the front & side of the property
- Convenient location close to local amenities

Entrance

3'3" x 6'10" (1.01 x 2.10)

Lounge

10'0" x 17'5" (3.07 x 5.32)

Kitchen

13'9" x 8'11" (4.20 x 2.72)

Conservatory

10'8" x 10'4" (3.26 x 3.16)

Landing

3'5" x 8'8" (1.06 x 2.65)

Master Bedroom

13'7" x 8'11" (4.15 x 2.73)

Bedroom 2

6'0" x 9'11" (1.83 x 3.04)

Bedroom 3

7'0" x 6'10" (2.14 x 2.09)

Bathroom

6'8" x 5'6" (2.05 x 1.69)



Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.









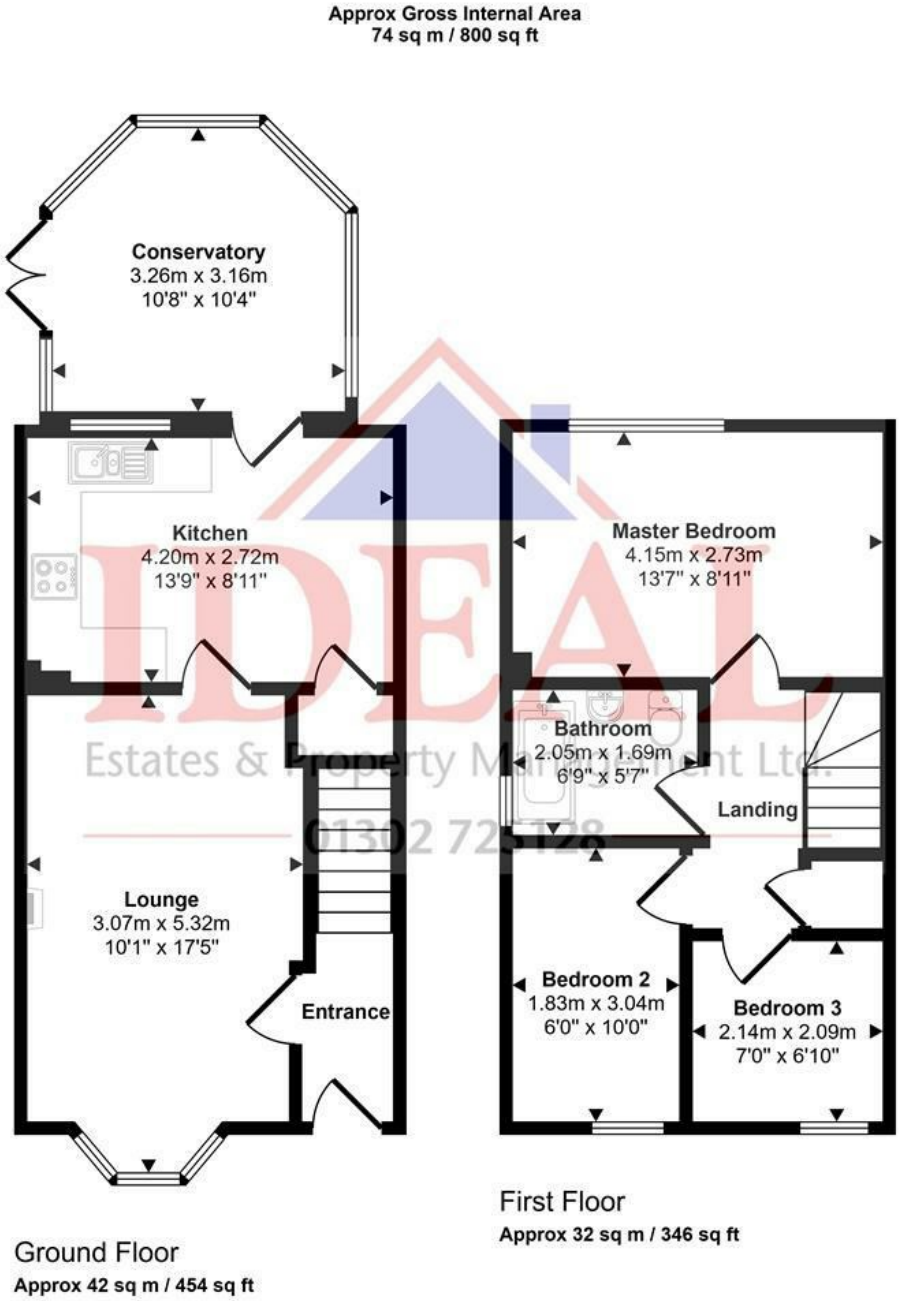






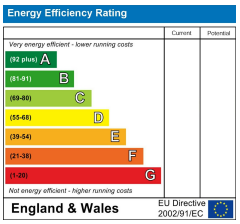


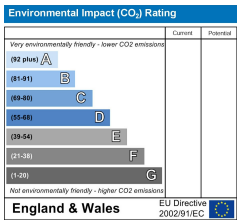
Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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