

**2 Bedroom(s), Semi-Detached House, Freehold**

**Clark Avenue, Edlington, Doncaster.**



- 3D Virtual Tour Available
- Two Bedroom Semi Detached Home
- Kitchen
- Great Potential and Opportunity for First Time Buyers or Investors
- Sizeable Enclosed Rear Garden
- No Chain
- Spacious Lounge
- Family Bathroom
- Two Outbuildings for Storage
- Driveway and Front Garden

**£125,000**  
**For Sale**

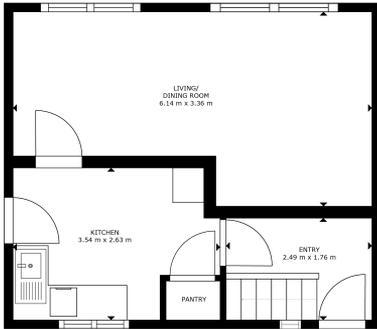
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## Owner's View

This two bedroom semi-detached home on Clark Avenue in Edlington, Doncaster offers a fantastic opportunity for buyers looking to put their own stamp on a property. The accommodation comprises a kitchen and a spacious lounge, providing a comfortable living space with plenty of potential to modernise and personalise. To the first floor are two well-proportioned bedrooms, served by a family bathroom. Externally, the property benefits from a sizeable rear enclosed garden, ideal for outdoor entertaining or family use, along with a driveway providing off-road parking. The property also features two useful outbuilding rooms, offering excellent additional storage or potential for a workshop or hobby space. Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, investors, or those seeking a project in a popular residential location.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 23.16 m<sup>2</sup> FLOOR 2: 31.84 m<sup>2</sup>  
TOTAL: 55.00 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Kitchen

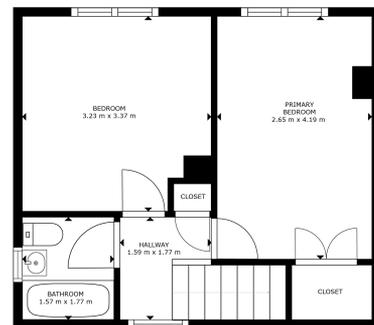


## Lounge



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 23.16 m<sup>2</sup> FLOOR 2: 31.84 m<sup>2</sup>  
TOTAL: 55.00 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Master Bedroom



## Bedroom



## Bathroom



## Externals

## Front Aspect



## Rear Garden



## Outbuilding



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



*We make it happen.*

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