



52 Don Street,
Wheatley, Doncaster, DN1 2SF

£65,000 **No Chain**

Offered with no chain and an ideal investment property is this two bedroom middle terraced house situated within walking distance of amenities and the town centre. The property comprises: entrance porch, lounge, dining room, kitchen, cellar, two first floor bedrooms, lobby and bathroom. Gas central heating (newly installed combination boiler) and majority double glazing are installed, whilst to the rear there is a low maintenance yard with outside WC. Viewing is highly advised.



GROUND FLOOR

Entrance Porch With front entrance door and door leading into the lounge.

Lounge 12' 2" x 11' 0" (3.71m x 3.36m) With feature fireplace, radiator and front facing double glazed window.

Lobby With stairs leading up to the first floor and a step leading down to the dining room.

Dining Room 12' 2" x 11' 0" (3.71m x 3.36m) With radiator, feature fireplace, storage cupboard, laminate flooring, rear facing window and door leading down to the cellar.

Kitchen 6' 10" x 8' 5" (2.09m x 2.57m) Having fitted units incorporating a single drainer stainless steel sink, electric cooker point, plumbing for a washing machine, radiator, rear facing double glazed window and rear entrance door.

FIRST FLOOR

Landing With doors leading into both bedrooms.

Bedroom 1 12' 2" x 11' 0" (3.71m x 3.36m) With radiator and front facing double glazed window.

Lobby Providing both bedrooms with access to the bathroom.

Bedroom 2 9' 0" x 11' 0" (2.75m x 3.36m) With radiator and rear facing double glazed window.

Bathroom 7' 0" x 8' 4" (2.14m x 2.54m) Having a suite comprising a panelled bath with electric shower, pedestal wash basin and low flush WC. There is a radiator, double glazed window and storage cupboard housing the central heating boiler.

OUTSIDE**Gardens**

To the rear there is low maintenance yard with outside WC and rear access gate.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: Travelling up Wheatley Hall Road from Markets Roundabout, take a left turn onto Don Street and the property will be found on the left hand side

ENERGY PERFORMANCE

Energy Efficiency Rating: D 55 (89)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
RA 23139 RC/DR 01/12/20

