



**89 Childers Street,
Hyde Park, Doncaster, DN4 5BZ**

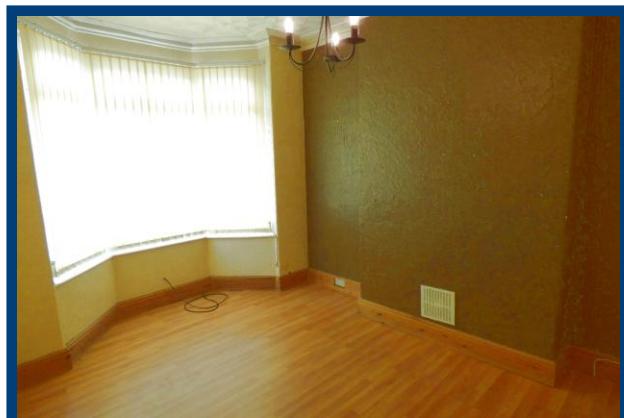
Offers in Region of £66,000 No Chain

A spacious traditional, bay windowed, three bedroomed middle terraced house situated within a popular residential roadway.

The property is within easy access of local amenities and provides excellent transport links to Doncaster Town Centre and surrounding areas.

Gas central heating, uPVC double glazed windows and a security system are installed. There is an enclosed garden to the rear.

The property is attractively priced to allow further modernisation and an internal inspection is highly recommended.



GROUND FLOOR

Entrance Hall with composite entrance door, laminate floor covering, radiator.

Lounge 9' 9" x 12' 3" (2.98m x 3.74m) (measurements excluding the bay) with front facing bay window, radiator, matching laminate floor covering, cornice ceiling mouldings.

Dining Room 13' 1" x 13' 0" (3.99m x 3.97m) with matching laminate floor covering, timber surround feature fireplace with coal-effect fitted gas fire with central heating back boiler, telephone point, fitted picture rail, door leading to basement.

Kitchen 8' 3" x 14' 3" (2.52m x 4.35m) with base cupboard and drawer units with roll edge worktops with an inset stainless steel sink unit, plumbing and recess for automatic washer, tall larder cupboard, gas and electric cooker points, radiator, matching laminate floor covering, splashback wall tiling, timber panelled rear entrance door.

BASEMENT

Cellar with storage cellar.

FIRST FLOOR

Landing with spindle balustrade, access to loft.

Front Bedroom 1 13' 2" x 12' 4" (4.02m x 3.76m) Front, with radiator, telephone point, built in cupboard.

Rear Bedroom 2 10' 3" x 11' 0" (3.13m x 3.36m) with radiator.

Rear Bedroom 3 8' 3" x 8' 5" (2.52m x 2.57m) Rear, with radiator.

Bathroom 5' 4" x 5' 4" (1.63m x 1.63m) with a modern white suite comprising of panel bath with electric shower over, pedestal wash basin, low level wc, tiled walls, uPVC double glazed window with opaque glass.

OUTSIDE

Gardens

The property is street lined to the front and there is a wall enclosed rear garden laid to lawn with a concrete footpath and pedestrian gated access onto the rear service road. Attached store.

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.

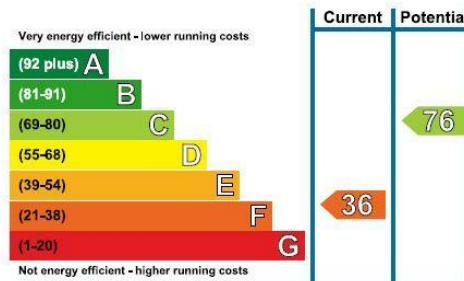
COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

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: The property can be approached by travelling from Doncaster Town Centre along Bennetthorpe, at the racecourse roundabout turn right into Carr House Road, turn left into Childers Street and the property will be found on the left hand side, identified by our "For Sale" board

ENERGY PERFORMANCE

Energy Efficiency Rating: F 36 (76)



A full copy of the EPC is available upon request.
RA 23086 NH/DR 18/06/20

