



## 59 New Street, Carcroft , Doncaster, DN6 8EH

£130,000 - £140,000 Guide Price!! Offered to the market with no onward chain, this three-bedroom end terraced property presents an excellent opportunity for buyers looking to modernise and add value.

Situated in a popular residential location, the accommodation is arranged over two floors and briefly comprises a living room, kitchen, and additional ground-floor space offering scope for reconfiguration. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a large rear garden, ideal for families or those seeking outdoor space. To the front, there is off-road parking for approximately two vehicles.

The property is conveniently located close to local amenities, including shops, schools, and transport links, making it well suited to families, first-time buyers, or investors.

Council Tax Band: A  
EPC Rating: To follow

Early viewing is recommended to appreciate the potential on offer.

**Guide price £130,000**

# 59 New Street, Carcroft , Doncaster, DN6 8EH



- 3-bedroom end-terraced house
- No onward chain
- Spacious living areas
- £130,000 - £140,000 Guide Price!!
- Large enclosed rear garden
- Requires modernisation – ideal for refurbishment or personalisation
- Council tax band: A
- Situated in a quiet residential location
- Family bathroom located upstairs
- EPC rating to follow

## Kitchen

8'7" x 13'1" (2.63 x 4.01 )

## Lounge/Diner

16'1" x 16'3" (4.92 x 4.97)

## Storage room

## Master bedroom

10'0" x 11'5" (3.07 x 3.48 )

## Bedroom 2

11'5" x 8'0" (3.49 x 2.45 )

## Bedroom 3

11'2" x 8'0" (3.41 x 2.45)

## Bathroom

12'2" x 4'6" (3.71 x 1.38 )



## Directions

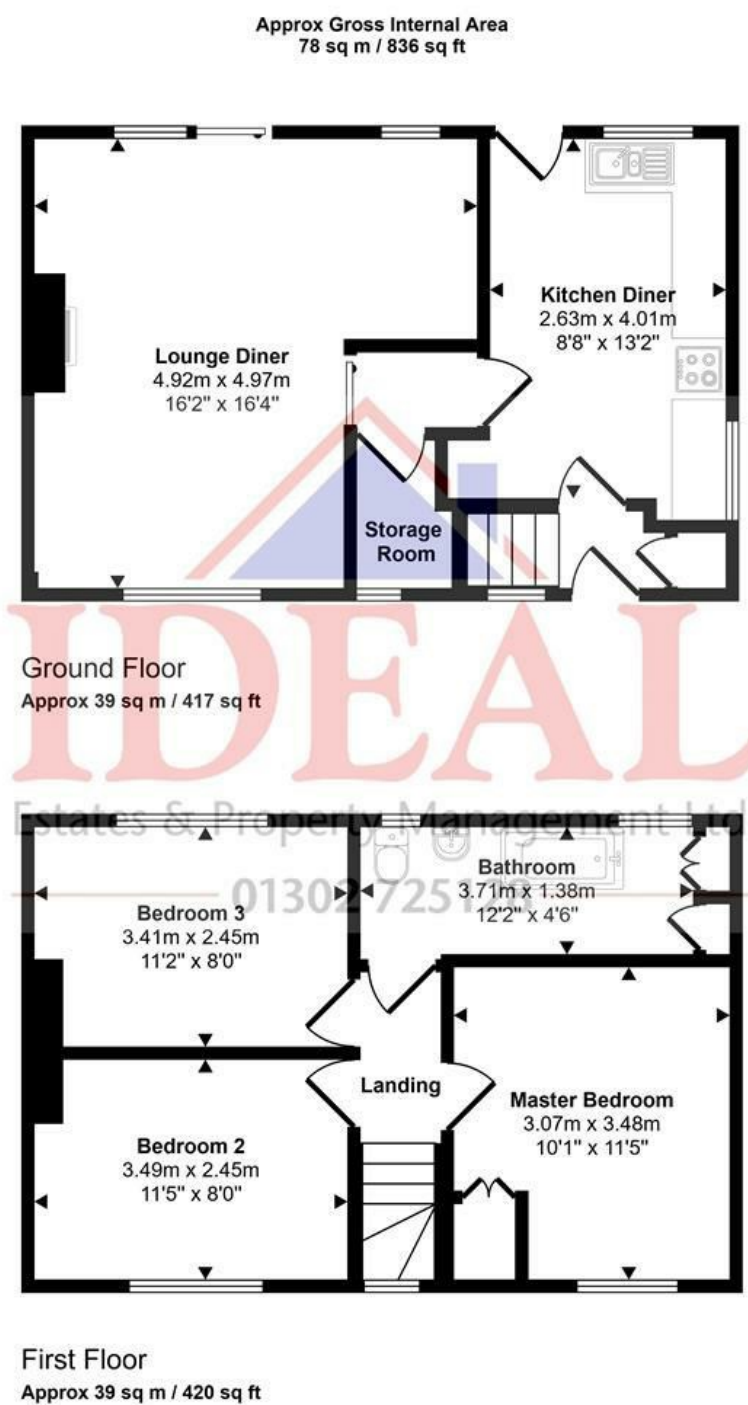
The location is ideal for commuters as it offers easy access to the A1 motorway network as well as public transport and with in close proximity to all local amenities , schools, shops, leisure centres, cafes and public houses and close to Adwick train station.







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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	
	(81-91) <b>B</b>			(81-91) <b>B</b>	
	(69-80) <b>C</b>			(69-80) <b>C</b>	
	(55-68) <b>D</b>			(55-68) <b>D</b>	
	(39-54) <b>E</b>			(39-54) <b>E</b>	
	(21-38) <b>F</b>			(21-38) <b>F</b>	
	(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		