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Estates & Property Management Ltd.
01302 725128









9 Victor Street, Carcroft

, Doncaster, DN6 8AH

A charming three-bedroom mid-terraced property offering well-presented property, two large reception rooms and a generous rear courtyard, making an ideal purchase for first-time buyers, families or investors.

The property briefly comprises two large separate reception rooms and a modern fitted kitchen to the ground floor, together with a useful storage room providing additional space. To the first floor are three bedrooms and a family bathroom.

The property benefits from a low-maintenance rear courtyard, ideal for outdoor seating and entertaining, while on-road parking is available to the front. The property is neutrally presented throughout.

Conveniently positioned close to a range of local amenities, shops and everyday facilities, with good access to surrounding areas and transport links.

Asking price £125,000

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- Beautiful mid-terraced property
- Three well-proportioned bedrooms
- Low-maintenance rear courtyard
- Council tax band: A & EPC rating: D
- Two reception rooms
- Family bathroom
- On-road parking
- Modern fitted kitchen
- Useful downstairs storage room
- Ideal for first-time buyers or investors

Lounge
12'6" x 9'7" (3.83 x 2.94)

Dining Room
14'0" x 12'5" (4.29 x 3.79)

Kitchen
8'1" x 6'9" (2.48 x 2.08)

Storage
5'4" x 2'5" (1.63 x 0.74)

Master Bedroom
13'11" x 9'10" (4.26 x 3.01)

Bedroom 2
6'7" x 9'5" (2.03 x 2.88)

Bedroom 3
6'8" x 7'10" (2.04 x 2.40)

Bathroom
4'0" x 7'3" (1.24 x 2.21)

Landing
9'4" x 2'7" (2.86 x 0.81)



Directions

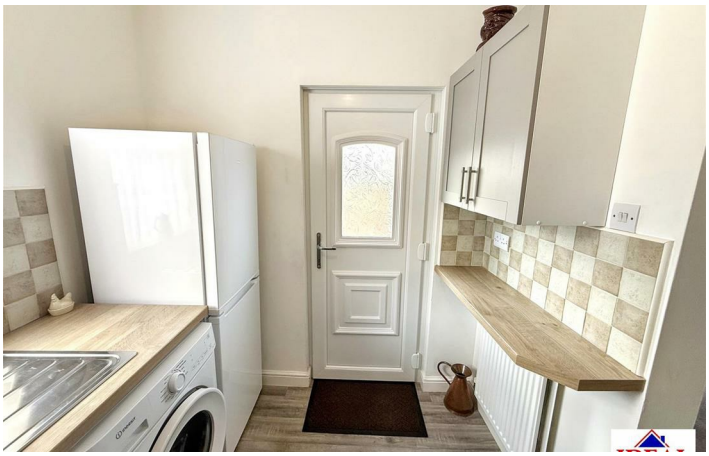
Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.











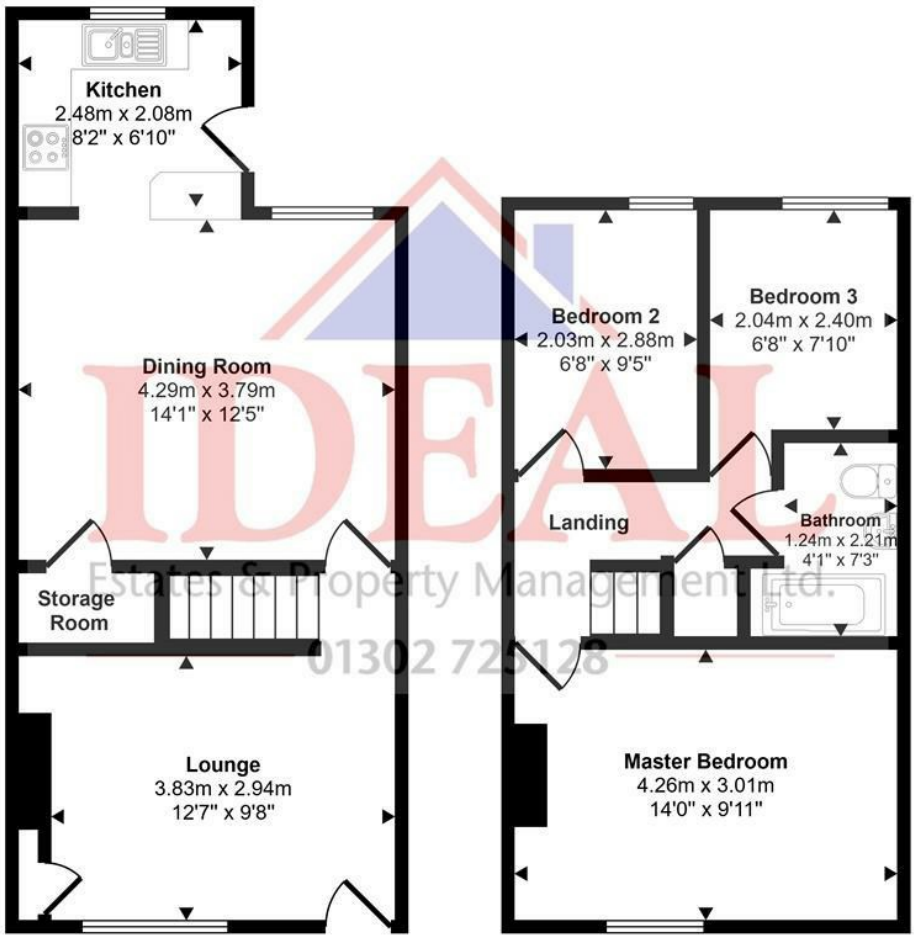






Floor Plan

Approx Gross Internal Area
72 sq m / 774 sq ft



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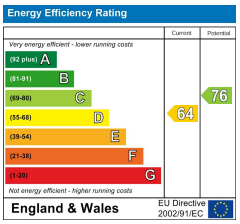
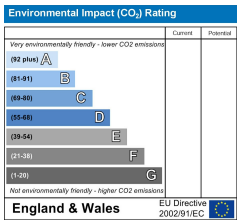
Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 34 sq m / 362 sq ft

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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