

LOT

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163 Church Way, Doncaster, South Yorkshire DN1 2SD

Guide price\* £38,000+



**A two double bedroom end terraced house in need of complete renovation, repair and modernisation. Ideal project for a builder, developer or buy to let landlord.**

#### Location

The property is situated on and has a frontage to Church Way the main A630 dual carriageway to the corner of Brooke Street close to The Markets roundabout. There is convenient for access to The Frenchgate shopping centre, Doncaster town centre with a variety of shops, restaurants, bus routes, rail station, Doncaster infirmary and all amenities. Good road access to the main A19 commuter route to surrounding towns.

#### Description

A vacant and particularly spacious two double bedroom end terraced house in need of a full renovation scheme throughout. An ideal purchase for a builder or landlord looking for an investment opportunity. Prospective bidders should

inspect the property and make their own enquiries prior to purchase. A potential buy to let residential investment on completion of the renovation.

#### Accommodation

**Ground Floor**  
Living room, dining room, larger than average kitchen with wc off.

**First Floor**  
Two double bedrooms and a bathroom.

**Outside**  
Rear yard.

**Tenure**  
Freehold

#### EPC

Energy Efficiency Rating E

#### Auction Valuer

Lucy Crapper ANAVA

#### Viewing

Strictly by appointment with joint agent Blundells Doncaster 01302 510 140 or for any other auction enquiries please call the auction team on 0114 254 1185

