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58 Meadow Croft, Edenthorpe, Doncaster, South Yorkshire DN3 2NU

**Guide price\* £95,000 +**



## A three bedroom semi-detached family home with garage requiring some cosmetic improvement

### Location

Edenthorpe is a popular residential area approximately 4 miles from the centre of Doncaster with a good selection of shops, public houses and schools in the area. The M18 is easily accessible and the nearby train station mean commuting to nearby Rotherham, Sheffield or beyond is quick and simple.

### Description

A three bedroom semi-detached family home requiring some cosmetic improvement but with tasteful neutral decor throughout and the added benefit of a conservatory and a garage. The property has gas central heating, double and will appeal to residential family buyers and also buy to

let landlords. The house was let previously for £575PCM / £6900PA but if property was improved/ refurbished Blundells projected rental income would be in the region of £600PCM / £7200PA. Viewing is strongly advised to appreciate the potential offered.

**Ground Floor** Entrance hallway, kitchen with generous and modern range of units with built in oven, tiles splash backs and space for additional appliances. Lounge/ Dining room with patio doors leading to the Conservatory which is double glazed with patio doors opening to the rear garden and patio.

**First Floor** Central landing, three bedrooms and the family bathroom/W.C. with

complimentary tiling to the walls.

**Outside** To the front is a small garden area laid to lawn and a driveway providing of off road parking to the side of the property. To the rear is patio area and garden laid to lawn which is fully enclosed. The single garage with workshop to the side as well is also situated in the garden.

### Tenure

Freehold

### EPC

Energy Efficiency Rating F

### Auction Valuer

Lucy Crapper NAVA

### Note

Plans shown are for information only and are not to scale.



### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Blundells Doncaster 01302 510140