



## 34 Wellington Road, Edlington , Doncaster, DN12 1AQ

Offered to the market with no onward chain, this three-bedroom mid-terraced property presents an excellent opportunity for first-time buyers and investors alike. Requiring modernisation throughout, the property offers fantastic potential to create a comfortable and well-appointed home.

The ground floor comprises two spacious reception rooms, providing flexible living and dining space, along with a useful storage room. The layout offers scope for reconfiguration or improvement to suit modern lifestyles.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking and is ideally positioned within the popular area of Edlington, Doncaster. The location offers convenient access to a range of local amenities, schools, and excellent transport links, making it well-suited for commuters.

Additional information includes Council Tax Band A, with EPC rating to follow.

Early viewing is recommended to appreciate the potential on offer.

**Offers in the region of £80,000**

# 34 Wellington Road, Edlington , Doncaster, DN12 1AQ



- Three-bedroom mid-terraced property
- Offered with no onward chain
- Off-road parking available
- Council Tax Band: A & EPC: D
- Ideal for first-time buyers and investors
- Two spacious reception rooms
- Close to local amenities, schools, and shops
- Modernisation required with excellent potential
- Useful ground floor storage room
- Excellent transport links nearby

## Entrance

3'5" x 8'11" (1.06 x 2.74)

## Lounge

11'11" x 9'1" (3.64 x 2.77 )

## Dining Room

12'9" x 12'8" (3.90 x 3.88)

## Kitchen

6'6"/11'11" x 11'6" (2/34 x 3.53)

## Storage Room

2'9" x 5'9" (0.85 x 1.76)

## Master Bedroom

7'9" x 12'5" (2.37 x 3.81)

## Bedroom 2

7'9" x 9'5" (2.38 x 2.88)

## Bedroom 3

7'9" x 9'6" (2.38 x 2.92)

## Bathroom

7'9" x 6'7" (2.37 x 2.01)



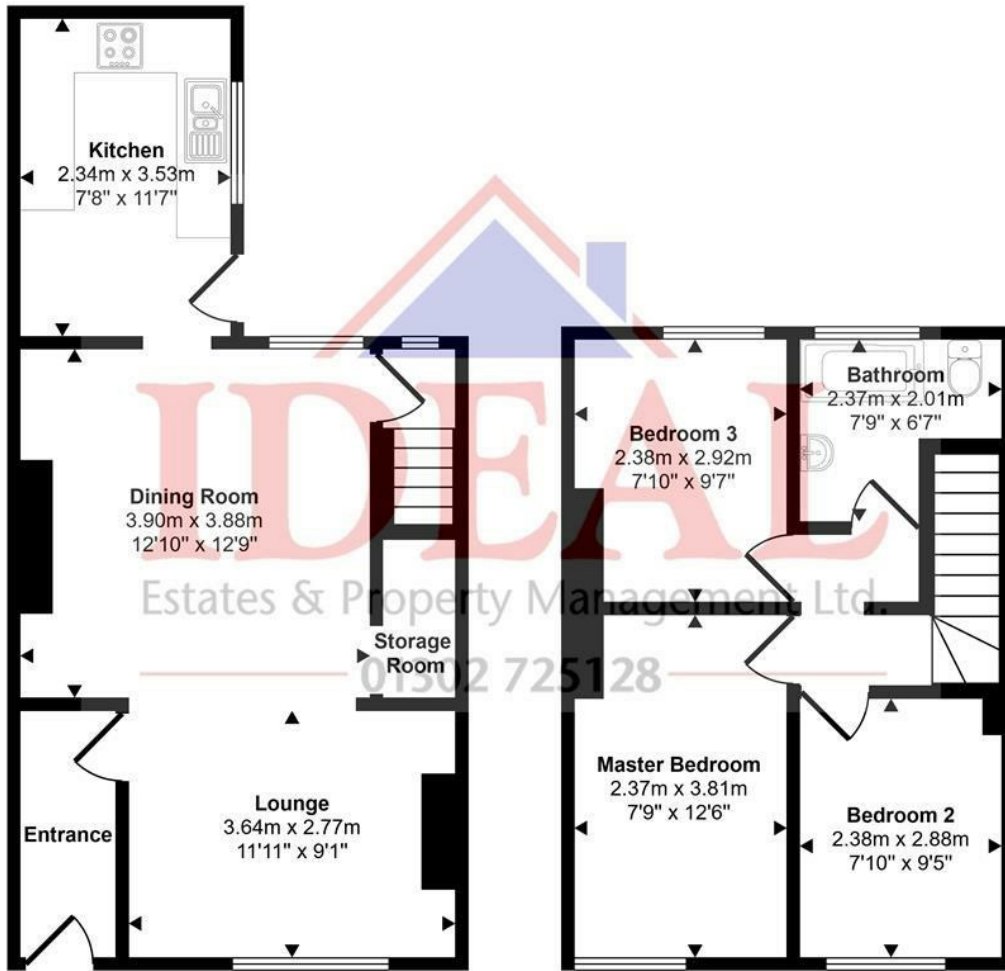
## Directions

Edlington is a town and civil parish in the City of Doncaster, South Yorkshire, England, lying to the south west of Doncaster and Warmsworth.



# Floor Plan

Approx Gross Internal Area  
75 sq m / 811 sq ft



Ground Floor  
Approx 42 sq m / 450 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 firm's 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 <b>A</b> (82 plus)		Very environmentally friendly - lower CO <sub>2</sub> emissions <b>A</b> (82 plus)	
<b>B</b> (69-81)		<b>B</b> (69-81)	
<b>C</b> (55-68)		<b>C</b> (55-68)	
<b>D</b> (39-54)		<b>D</b> (39-54)	
<b>E</b> (21-38)		<b>E</b> (21-38)	
<b>F</b> (11-20)		<b>F</b> (11-20)	
Not energy efficient - higher running costs <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions <b>G</b>	
	<b>84</b>		
	<b>67</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC