

74 St. Marys Road

Doncaster, DN1 2NP

Auction Guide £110,000

An exciting opportunity for developers, investors, and ambitious buyers looking to create a bespoke family home or high-yield investment. Offered to the market by auction with a attractive Guide Price of £110,000, this period mid-terrace house boasts exceptional proportions spread over four floors (including the cellar)

Located on St. Marys Road, the property enjoys direct access to Doncaster city centre, popular schools, everyday amenities, and excellent transit links. The house requires full modernization and cosmetic updating throughout, offering a clear canvas to maximize its true market potential

Ground Floor
Entrance Hall: Front entrance leads into a traditional hallway giving access to the primary living spaces.
Lounge: Bright front reception room featuring a character bay window and tiled fireplace surround.
Dining Room: Second reception area with built-in storage units and window overlooking the rear.
Kitchen: Fitted with basic sink and drainer, appliance spaces, and side window.
WC & Store: Ground-floor guest WC and a large attached rear storage area offering potential to extend the main living quarters (subject to planning)

Basement / Cellar

- Spacious Substantial Property: Arranged over three levels, plus a generous cellar.
- Three Double Bedrooms: Flexible layout offering ample room for multi-generational living, lettings, or home working spaces.
- Prime Central Location: Situated moments from Doncaster town centre, main transportation links, and local amenities.
- Full Renovation Project: Excellent scope to update, reconfigure, and add significant capital value.
- Extensive Accommodation: Features two reception rooms, kitchen, separate ground-floor WC, store room, and detached garage outbuilding.
- Substantial Rear Garden: Abundant outdoor space ready for landscaping.

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

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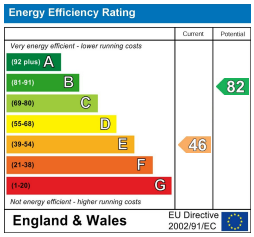
Floor Plan

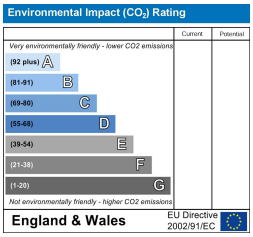


Area Map



Energy Efficiency Graph













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