



**118 Armthorpe Road, Doncaster, DN2 5JW**  
Offers In Excess Of £220,000 Freehold

  
**MARTIN&CO**



## Armthorpe Road, Intake

3 Bedrooms, 1 Bathroom

**Offers In Excess Of £220,000**

- Three bedroom detached house.
- Off street parking.
- Detached garage/ workshop
- Walking distance to DRI
- Close to good schools
- Close to a variety of Amenities
- Close to commuter links

A deceptively large three bedroom detached house. Located in a very popular area of Doncaster within walking distance to DRI and close to good schools, local amenities and commuter routes. Briefly comprising of a spacious lounge, kitchen and dining room on the ground floor. Located on the first floor are two double bedrooms, a single bedroom and a family bathroom. To the rear of the property is a well presented, low maintenance garden and a garage/

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workshop. The property also benefits from off street parking for two cars

**KITCHEN** 15' 11" x 6' 4" (4.85m x 1.93m) A modern and well-appointed galley kitchen which opens up into a spacious dining area. The kitchen offers a range of white wall and base units with complimentary butchers block worktops. The addition of an integrated oven, gas hob extractor fan and integrated fridge, freezer and washing machine enhance the modern appearance.

**DINING ROOM** 11' 2" x 13' 0" (3.4m x 3.96m) Opening from the kitchen the spacious dining area, featuring a log burner and patio doors offers a light and bright space to enjoy family dining

**LIVING ROOM** 14' 0" x 13' 0" (4.27m x 3.96m) A spacious lounge complimented with a feature fireplace

with front facing bay window, allowing plenty of natural light.

**BEDROOM 1** 14' 0" x 12' 4" (4.27m x 3.76m) A double bedroom complimented with a with large front facing window allowing plenty of natural light.

**BEDROOM** 11' 2" x 11' 11" (3.4m x 3.63m) A second double bedroom.

**BEDROOM** 7' 1" x 6' 8" (2.16m x 2.03m) Single bedroom currently being used as a Study.

**BATHROOM** 6' 6" x 7' 0" (1.98m x 2.13m) A contemporary family bathroom partially tiled with a white three piece suite and over bath rain shower.

**HALLWAY** 8' 5" x 3' 7" (2.57m x 1.09m) Entrance Hallway.

**GARAGE/ WORKSHOP** A detached garage/ workshop to the rear of the property

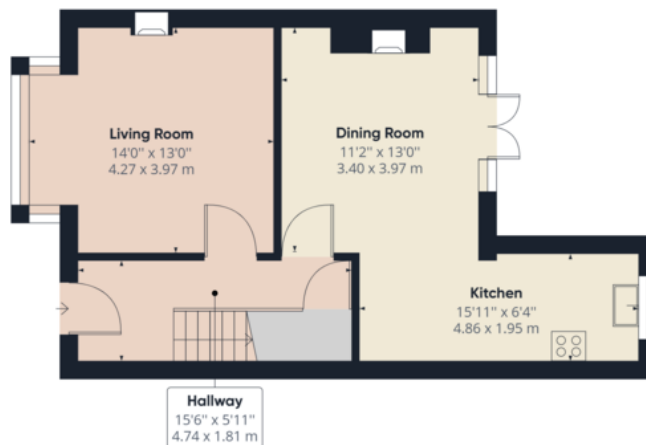




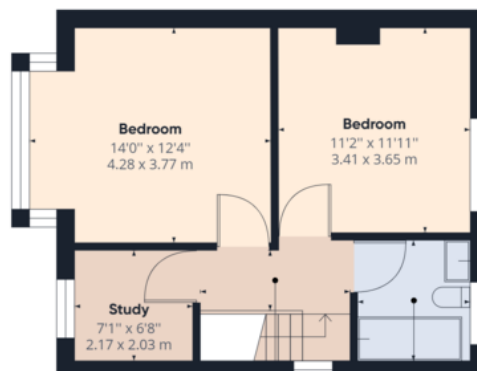








Ground Floor Building 1



**Approximate total area<sup>(1)</sup>**  
939.09 ft<sup>2</sup>  
87.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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