



32 Mallard Avenue , Doncatser, DN3 1LQ
Offers In Excess Of £180,000 Freehold


MARTIN&CO

Mallard Avenue , Barnby Dun , Doncatser

3 Bedrooms, 1 Bathroom

Offers In Excess Of £180,000

- NO ONWARD CHAIN
- Three double bedrooms
- Semi detached bungalow
- New carpets
- Newly fitted bathroom suite
- Gated driveway and Detached garage
- New Boiler

Available chain free: A deceptively spacious three bedroom semi detached bungalow in the well sort after area of Barnby Dun. With off road parking, detached garage and generous garden. Briefly comprising a spacious living room, Kitchen/diner, newly fitted bathroom and three double bedrooms. Recently decorated and new carpets .Viewing is essential to appreciate the space on offer.

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LIVING ROOM 16' 10" x 11' 3" (5.14m x 3.44m) A spacious front facing living room with gas fire.

KITCHEN/DINER 10' 10" x 8' 7" (3.32m x 2.63m) With a range of wood effect wall and base units, there is plumbing for washing machine and space for fridge freezer. Integrated oven, gas hob and extractor. There is space for a dining table.

BEDROOM 10' 10" x 12' 0" (3.32m x 3.68m) Double bedroom

BEDROOM 11' 4" x 11' 2" (3.46m x 3.41m) Double Bedroom

BEDROOM 14' 11" x 8' 9" (4.55m x 2.67m) Double bedroom

BATHROOM 6' 4" x 5' 6" (1.95m x 1.69m) Newly fitted white bathroom suite

GARAGE Detached garage to the rear side of the property

GARDENS To the front of the property is a block paved driveway and pebbled garden for easy maintenance. The rear garden is again easy maintenance, private and enclosed









Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

