



97 Doncaster Road, Doncaster, DN3 2BS
Offers In Region Of £160,000 Freehold



Doncaster Road, Armthorpe

3 Bedrooms, 1 Bathroom

Offers In Region Of £160,000

- Three Bedrooms.
- Semi-Detached.
- Garage.
- Off Road Parking.
- Popular Location.
- Corner Plot.
- Chain Free.

ATTENTION FIRST TIME BUYERS AND INVESTORS! A fantastic opportunity to purchase this three bedroom semi-detached property situated in the popular area of Armthorpe. Available Chain Free. Briefly comprising of a Kitchen, Living Room, WC on the ground floor. Two double bedrooms, a generous sized single bedroom and family bathroom on the first floor. Also benefits from off road parking and garage. Call now to arrange a viewing!

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LIVING ROOM 10' 6" x 15' 8" (3.2m x 4.78m) A spacious Living Room complimented with a feature fireplace and large bay window, allowing plenty of natural light.

KITCHEN 10' 3" x 8' 8" (3.12m x 2.64m) With a range of wood effect wall and base units. There is also plumbing for a washing machine.

WC 2' 9" x 5' 7" (0.84m x 1.7m) A useful WC situated on the ground floor.

BEDROOM 10' 6" x 15' 8" (3.2m x 4.78m) A double bedroom situated on the first floor.

BEDROOM 5' 11" x 4' 7" (1.8m x 1.4m) A second double bedroom situated on the first floor.

BEDROOM 8' 6" x 8' 0" (2.59m x 2.44m) A generous single bedroom situated on the first floor.

BATHROOM 5' 1" x 7' 2" (1.55m x 2.18m) Fitted with white three piece suite and over bath shower.

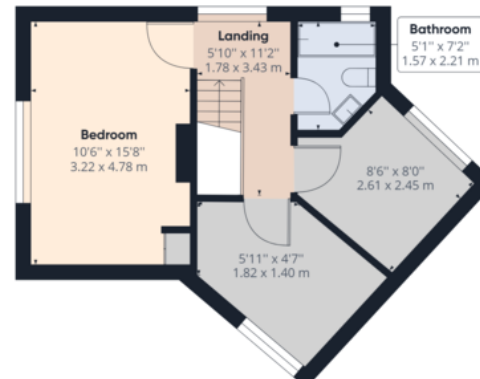








Ground Floor



Approximate total area⁽¹⁾
825.72 ft²
76.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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.

