



10 Manor Close, Doncaster, DN6 9DJ
Offers In Excess Of £180,000 Freehold


MARTIN&CO

Manor Close, Norton

2 Bedrooms, 2 Bathroom

Offers In Excess Of £180,000

- Two bedroom
- Semi detached
- Two bathroom
- Driveway
- Enclosed garden
- Quiet Cul-De-Sac location
- Close to schools

A fantastic opportunity to purchase this two bedroom semi detached property in the highly regarded village of Norton. Briefly comprising of a spacious welcoming Hallway, Generous size lounge/ diner, Modern Kitchen, Conservatory and contemporary Bathroom on the ground floor. There are two double bedrooms and ensuite on the first floor. You will benefit from a driveway to allow for off road parking and a private enclosed garden. The property is close to schools,

%epcGraph_c_1_363%



parks and local amenities, as well as being a short distance from wonderful countryside. Viewing is by appointment only, call now to arrange a viewing.

HALLWAY 10' 5" x 7' 6" (3.20m x 2.30m) A spacious welcoming hallway with easy access to all areas of the property.

LOUNGE/ DINER 13' 11" x 19' 9" (4.25m x 6.02m) A generous size lounge/diner with log burner and access to the conservatory

KITCHEN 9' 9" x 11' 10" (2.98m x 3.62m) A With a range of white high gloss wall and base units complemented with wood effect worktops. You will benefit from integrated appliance such as oven, microwave, electric hob, extractor fan, washing machine and dishwasher as well as a large pantry area.

CONSERVATORY 9' 4" x 8' 4" (2.87m x 2.55m) The conservatory allows for extra living space, over looking

the private garden.

BATHROOM 5' 10" x 7' 6" (1.78m x 2.29m) Ground Floor Contemporary Bathroom with white three piece suite

BEDROOM 13' 11" x 8' 6" (4.25m x 2.61m) Double bedroom with built in wardrobes

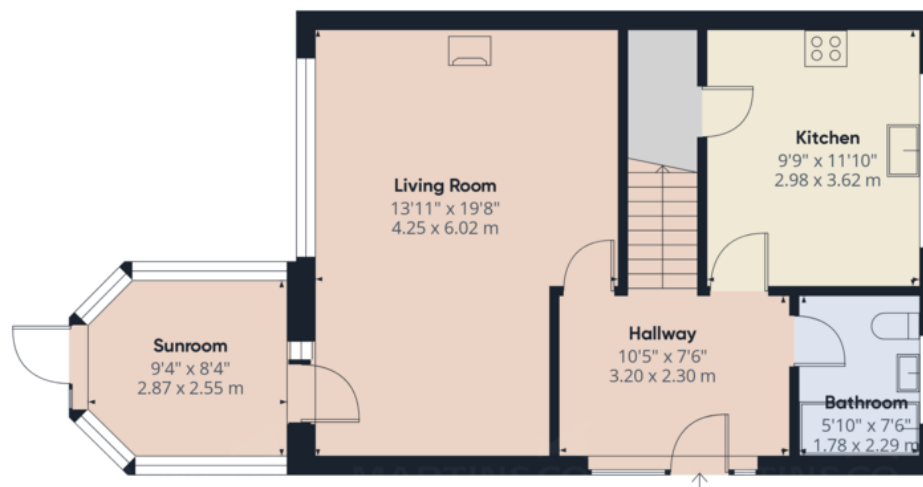
BEDROOM 9' 10" x 8' 7" (3.00m x 2.63m) Second double bedroom with ensuite shower room

ENSUITE 9' 7" x 4' 6" (2.94m x 1.39m) Ensuite with walk in shower, wc and vanity sink

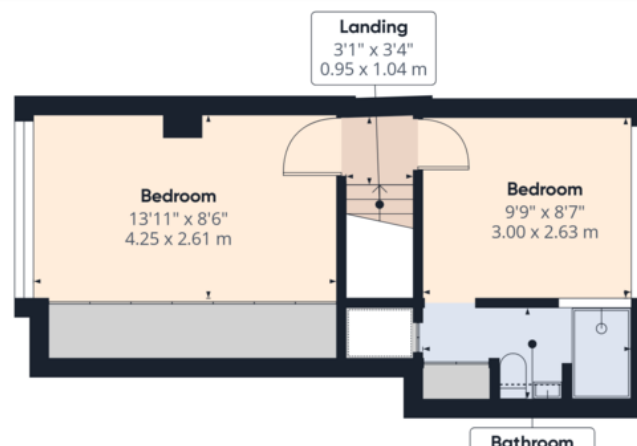








Ground Floor



Approximate total area⁽¹⁾

929.25 ft²

86.33 m²

Reduced headroom

2.08 ft²

0.19 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Doncaster

38 Hall Gate • • Doncaster • DN1 3NR

T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>

MARTIN&CO

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.