



49 Palm Avenue, Doncaster, DN3 3HP
£140,000 Freehold



Palm Avenue, Armthorpe

3 Bedrooms, 1 Bathroom

£140,000

- Three Bedrooms.
- Semi-Detached.
- Utility Room.
- Re Decoration
- Popular Location.
- Chain Free.
- Close to Local Amenities.

ATTENTION FIRST TIME BUYERS AND INVESTORS! A fantastic opportunity to purchase this three bedroom semi-detached property in Armthorpe if you are looking for a project. Briefly comprising of a Kitchen, Utility Room, Living Room on the ground floor. Two double bedrooms, a single bedroom, bathroom and WC on the first floor. Also benefits from rear garden. Call now to arrange a viewing!

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KITCHEN/DINER 9' 1" x 19' 0" (2.77m x 5.79m) With a range of wood effect wall and base units complimented with white worktops. There is space for a freestanding cooker and under counter fridge. There is also plenty of room for a dining table.

UTILITY ROOM 7' 4" x 7' 11" (2.24m x 2.41m) Leading from the kitchen, a separate utility space with plumbing for a washing machine.

LIVING ROOM 11' 9" x 12' 6" (3.58m x 3.81m) A spacious Living Room situated at the front of the property.

BEDROOM 12' 11" x 9' 7" (3.94m x 2.92m) A double bedroom situated on the first floor.

BEDROOM 9' 9" x 11' 1" (2.97m x 3.38m) A second double bedroom situated on the first floor.

BEDROOM 8' 9" x 9' 1" (2.67m x 2.77m) A single bedroom situated on the first floor.

WC 5' 4" x 2' 5" (1.63m x 0.74m) A separate WC situated on the first floor.

BATHROOM 5' 4" x 5' 0" (1.63m x 1.52m) Fitted with sink unit and walk in shower.









Ground Floor



Approximate total area⁽¹⁾
 878.77 ft²
 81.64 m²

(1) Excluding balconies and terraces.

While every attempt has been made to

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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.

