



17 Poplar Place, Doncaster, DN3 2EA
£160,000 Freehold


MARTIN&CO

Poplar Place, Armthorpe

3 Bedrooms, 1 Bathroom

£160,000

- Available Chain Free
- Semi Detached
- Three Bedroom
- Kitchen/Diner
- Ground Floor WC
- Good Size Garden
- Driveway

Available Chain Free; Situated in a prime location in the heart of Armthorpe, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, ideal for families or first-time buyers.

The ground floor comprises a bright and spacious dual aspect living room, perfect for relaxing or entertaining, a kitchen/diner with ample space for family meals, and a

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convenient ground floor WC.

Upstairs, the property offers two double bedrooms, a single bedroom, and a family bathroom fitted with a white three-piece suite and over-bath shower.

Externally, the front garden has been opened up to provide off-road parking, while the rear features a good-sized enclosed garden with a lawn and a patio area, ideal for outdoor dining and family gatherings.

Located close to a range of local amenities, schools, and excellent public transport links, this is a fantastic opportunity to secure a comfortable and conveniently located home in a popular residential area.

Call now to arrange a viewing

LIVING ROOM 10' 9" x 16' 1" (3.30m x 4.91m) A spacious living room, flooded with natural light throughout the day, thanks to its dual aspect windows that create an airy, open feel.

KITCHEN/DINER 11' 2" x 16' 2" (3.42m x 4.93m) This inviting open-plan kitchen and dining area offers a practical and social space perfect for family living. The kitchen is fitted with a stylish range of light wood wall and base units, providing ample storage and a warm, contemporary feel.

There is plumbing in place for a gas cooker and washing machine, allowing for easy appliance installation. The layout offers plenty of room for a generous family dining table, making it an ideal setting for everyday meals or entertaining guests. With its open design, this space seamlessly blends cooking, dining, and socialising.

WC 2' 11" x 5' 2" (0.91m x 1.59m) Ground Floor WC

BEDROOM 11' 8" x 8' 7" (3.58m x 2.63m) Master Double bedroom

BEDROOM 10' 0" x 8' 1" (3.07m x 2.48m) Second

Double bedroom

BEDROOM 8' 4" x 7' 8" (2.55m x 2.35m) Single Bedroom

BATHROOM 8' 11" x 7' 3" (2.74m x 2.22m) The property benefits from a well-appointed family bathroom featuring a classic white three-piece suite and over-bath shower. The space is bright and functional, ideal for everyday family use.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to



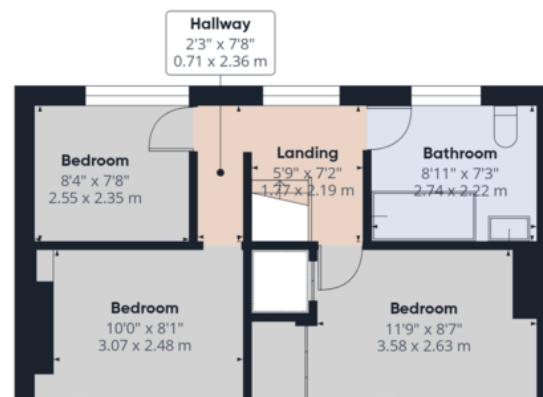
buy.







Ground Floor



Approximate total area⁽¹⁾
808 ft²
75.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

Martin & Co Doncaster

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

01302 343 494

<http://www.martinco.com>

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