

## Sargeson Road, Armthorpe, Doncaster, DN3

Guide Price £145,000

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This EXQUISITE MODERN mid TOWNHOUSE, ideal for FAMILIES and COUPLE. Exhibits an IDEAL blend of COMFORT and STYLE.

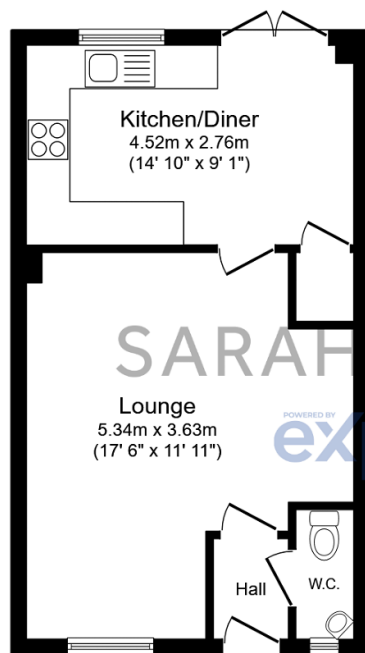
Situated in a quiet location, the property is ideally placed for access to nearby schools, local amenities, and green spaces. The presence of nearby parks adds to the appeal of the location, offering opportunities for outdoor activities and leisure walks.

TENURE: LEASEHOLD. 155 Years from 2004. GROUND RENT: £80.00 PER ANNUM

EPC RATING C. COUNCIL TAX BAND B

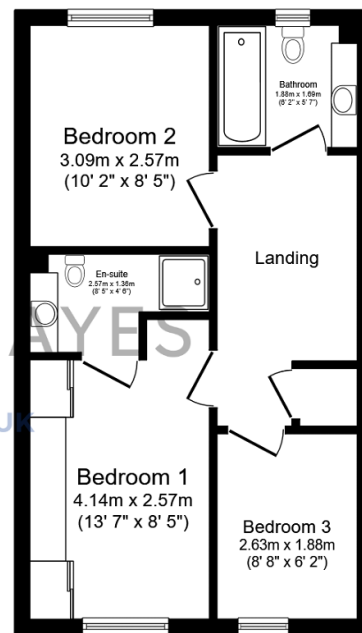
## Key Features

- THREE BEDROOM MODERN MID TOWNHOUSE
- LOUNGE WITH OPEN PLANNED STAIRCASE
- DOWNSTAIRS W.C FOR CONVENIENCE
- PRIVATE ENCLOSED REAR GARDEN
- LOCATED ON A POPULAR MODERN RESIDENTIAL ESTATE
- IDEAL FOR FAMILIES OR COUPLES - FIRST / SECOND TIME BUYERS
- SPACIOUS KITCHEN DINER WITH PATIO DOOR LEADIN TO REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
- QUIET LOCATION NEAR SCHOOLS, PARKS & GREEN SPACES
- ALLOCATED PARKING SPACE FOR CONVENIENCE



**Ground Floor**

Floor area 37.1 m<sup>2</sup> (399 sq.ft.)



**First Floor**

Floor area 37.1 m<sup>2</sup> (399 sq.ft.)

**TOTAL: 74.1 m<sup>2</sup> (798 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)