




william
h brown
for sale
Doncaster
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williamhbrown.co.uk

Rands Lane, Armthorpe Doncaster


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welcome to

Rands Lane, Armthorpe Doncaster

this spacious three bedroom semi-detached family home benefits from a spacious rear garden, a workshop, garage and no onward chain! The property enjoys a spacious kitchen through diner, a rear porch, a spacious lounge and a driveway providing off road parking.



Entrance Hall

With a front facing exterior door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

11' 8" x 12' 7" max (3.56m x 3.84m max)

With a front facing double glazed window and a central heating radiator.

Dining Area

10' 3" x 18' 11" (3.12m x 5.77m)

With a rear facing double glazed window and a side facing double glazed window. There is a central heating radiator and a useful understairs storage pantry which has a side facing double glazed window. There is open plan access through to the kitchen.

Kitchen

7' 5" x 8' (2.26m x 2.44m)

With a side facing double glazed window and a rear facing door which provides access to the rear porch. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with a cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer.

Rear Porch

5' 1" x 2' 10" (1.55m x 0.86m)

With rear and side facing double glazed windows and a rear facing composite door which provides access to the rear garden.

First Floor Landing

With a side facing double glazed window, a loft hatch and a useful storage cupboard which houses the wall mounted boiler.

Bedroom One

13' 1" max x 11' 9" max (3.99m max x 3.58m max)

With a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 9" max x 9' 5" (3.58m max x 2.87m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 3" x 8' 11" (2.82m x 2.72m)

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit and a panelled bath. There is tiling to the walls, a central heating radiator, side and rear facing obscure double glazed windows.

Outside

To the front of the property there is a brick boundary wall with a privet hedge and gates which in-turn lead to the driveway. A further side gate gives access to the rear garden where there is a generous West facing lawned garden with extensive patio, access to the garage and a rear workshop.

Garage

21' x 10' 5" (6.40m x 3.17m)

With an up and over door, pit, a side facing single glazed window and side facing door to the rear garden.



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welcome to

Rands Lane, Armthorpe Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- OPEN PLAN DINING KITCHEN AREA
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: E

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122916 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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