



Butterill Drive, Armthorpe Doncaster



welcome to

Butterill Drive, Armthorpe Doncaster

GUIDE PRICE £160,000-£170,000. This three bedroom semi-detached family home is situated on a cul-de-sac location and is available with no onward chain. Benefiting from spacious lounge, a rear kitchen diner, off road parking and a garage over 24 FT in length.



Lounge

13' 3" x 17' 8" max (4.04m x 5.38m max)

With a front facing UPVC exterior door, stairs which rise to the first floor landing, a front facing double glazed bay window. There is an electric feature fireplace, complimentary wall lights, decorative wall lights, useful understairs storage and a central heating radiator.

Kitchen Diner

17' 8" x 8' 6" (5.38m x 2.59m)

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 integrated electric oven and grill, space for a fridge-freezer and space and plumbing for a washing machine and dishwasher. There is a central heating radiator, complimentary splashback, decorative coving, a wall mounted boiler, space for a dining table and chairs, side facing double glazed window and a rear facing door providing access into the rear garden.

First Floor Landing

With a side facing double glazed window, access to the three bedrooms and bathroom.

Bedroom One

11' x 10' 5" (3.35m x 3.17m)

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

Bedroom Two

10' 11" x 10' 1" max (3.33m x 3.07m max)

With a front facing double glazed window, a central heating radiator, coving to the ceiling, a built-in storage cupboard and fitted mirrored wardrobes.

Bedroom Three

6' 9" x 7' 3" max (2.06m x 2.21m max)

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with tiled surround and electric shower over with screen. There is a rear facing obscure double glazed window and a central heating radiator.

Outside

To the front of the property there is a paved drive with gates to the side which in-turn leads to the garage. There is a lawned front with a variety of mature shrubs and privet bushes to the front and side.

To the rear of the property there is a patio enclosed area and a decked enclosed area. There is a lawned garden with footpath which continues to a further patio with fencing to the perimeter and access to the rear garage.

Garage

24' 1" x 9' 3" (7.34m x 2.82m)

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

Additional Information

The vendor has made us aware that the property has leasehold solar panels contact the branch for further details.



view this property online williamhbrown.co.uk/Property/DCR123182



welcome to

Butterill Drive, Armthorpe Doncaster

- GUIDE PRICE £160,000-£170,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- GENEROUS LAWNED MATURE REAR GARDEN
- GARAGE OVER 24 FT IN LENGTH

Tenure: Freehold EPC Rating: C

guide price

£160,000-£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123182



Property Ref:
DCR123182 - 0003

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk