



Briar Road, Armthorpe Doncaster

welcome to

Briar Road, Armthorpe Doncaster

This three bedroom mid-terraced home benefits from a dual aspect kitchen, a dual aspect lounge, a conservatory, a ground floor WC and a substantial rear garden with open views. Ideal for an extended or growing family and available with no onward chain!



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing and an outer canopy porch.

Lounge

16' 2" x 11' 5" max (4.93m x 3.48m max)

With a front facing double glazed window and rear facing French doors through to the conservatory. There is a central heating radiator, laminate flooring and decorative coving to the ceiling.

Kitchen

16' x 9' 7" plus recess (4.88m x 2.92m plus recess)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is complimentary splashback tiling, downlights to the ceiling, tiled flooring, a central heating radiator, a front facing double glazed window, a rear facing double glazed window and access to the rear lobby.

Ground Floor W.C.

Fitted with a low flush WC, tiled flooring, a central heating radiator and a rear facing obscure double glazed window.

Conservatory

16' 4" x 7' 8" (4.98m x 2.34m)

With rear and side facing double glazed windows and side facing French doors which lead out to the rear garden. There is a vaulted panelled roof and tiled flooring.

First Floor Landing

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

Bedroom One

15' 6" max x 8' 6" (4.72m max x 2.59m)

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

Bedroom Two

11' 6" max x 10' 3" (3.51m max x 3.12m)

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

Bedroom Three

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

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

Bathroom

Fitted with a WC, a was hand basin and a panelled bath with mixer shower attachment over. There is a chrome heated towel rail, tiling to the walls, downlights to the ceiling, an extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property there is an enclosed lawned garden with privet hedging and a variety of mature shrubs and plants to the borders. A side passage provides access to the rear garden where there is a substantial lawned garden with extensive patio, outside store, open views and gates to the rear service lane.

Agent's Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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Briar Road, Armthorpe Doncaster

- THREE BEDROOM MID-TERRACED HOME
- DUAL ASPECT LOUNGE AND KITCHEN
- DOWNSTAIRS WC
- CONSERVATORY
- SPACIOUS BATHROOM

Tenure: Freehold EPC Rating: D

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123173 - 0002

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