



Woodlea Grove, Armthorpe DONCASTER



welcome to

Woodlea Grove, Armthorpe DONCASTER

GUIDE PRICE £170,000-£180,000. This three bedroom semi-detached family home provides spacious family living with two reception rooms, a kitchen diner and a generous rear garden with workshop. Close to a range of local amenities and transport links and available with no onward chain.



Entrance Hall

With a front facing exterior door, a front facing double glazed window, stairs which rise to the first floor landing and access through to the lounge and kitchen diner.

Lounge

12' 9" max x 12' 7" (3.89m max x 3.84m)

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

Kitchen Diner

18' 10" x 10' 3" max (5.74m x 3.12m max)

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 and an electric oven. There is splashback tiling, tiled flooring, space for a dining table and chairs, a side facing double glazed window and rear facing French doors which lead out to the rear garden. There is access through to the utility room.

Utility Room

7' 10" x 8' 5" (2.39m x 2.57m)

With plumbing for a washing machine, space for a fridge and freezer and a rear facing door giving access to the rear garden.

First Floor Landing

With a side facing double glazed window, a loft hatch and useful airing cupboard.

Bedroom One

12' 4" x 11' 5" max (3.76m x 3.48m max)

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

Bedroom Two

11' 4" max x 9' 9" max (3.45m max x 2.97m max)

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

Bedroom Three

8' 2" max x 8' 9" (2.49m max x 2.67m)

With a front facing double glazed window, a useful storage cupboard and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with screen. There is partial tiling to the walls, tiled flooring, rear and side facing double glazed windows.

Outside

To the front of the property there is an established lawned garden with a variety of mature shrubs and plants to the borders. To the rear of the property there is a generous lawned garden with extensive patio, gates to the rear service lane and access to the rear workshop.

Workshop

Provides useful storage space.



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Woodlea Grove, Armthorpe DONCASTER

- GUIDE PRICE £170,000-£180,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN DINER
- USEFUL UTILITY ROOM

Tenure: Freehold EPC Rating: D

guide price

£170,000-£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123843 - 0002

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