



Briar Road, Armthorpe Doncaster

welcome to

Briar Road, Armthorpe Doncaster

This spacious three bedroom end-terraced home is situated in this popular location close to a range of local amenities and transport links. Ideal for growing families and first time buyers offering spacious accommodation throughout with a generous enclosed garden to the rear.



Entrance Hall

With a front facing sealed unit door.

Lounge

16' x 10' 11" (4.88m x 3.33m)

With a front facing double glazed window, a wall mounted coal effect fire and a central heating radiator.

Dining Kitchen

14' 5" To Recess x 16' 5" (4.39m To Recess x 5.00m)

With a side facing double glazed window and stairs which rise to the first floor landing. The kitchen is fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a cooker with stainless steel splashback and extractor hood above, plumbing for a washing machine and space for a tumble dryer and fridge. There is tiling to the floor, complimentary tiling and a useful storage cupboard under the stairs.

Conservatory

13' 9" x 7' 6" (4.19m x 2.29m)

With rear facing double glazed windows offering an open outlook onto the rear garden and rear facing French doors. There is tiling to floor and a central heating radiator.

First Floor Landing

With access to the three bedrooms and family bathroom.

Bedroom One

10' 11" x 16' 1" (3.33m x 4.90m)

A good sized double room with a front facing double glazed window, a central heating radiator and fitted wardrobes providing ample hanging and storage space.

Bedroom Two

8' 5" x 8' 6" To Recess (2.57m x 2.59m To Recess)

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

Bedroom Three

8' 4" x 7' 6" (2.54m x 2.29m)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, two wash hand basins with mixer taps fitted into a vanity unit and a P-shaped bath with mixer tap and shower attachment. There is modern wall to floor tiling and downlights to the ceiling.

Outside

To the front of the property situated on a corner plot position there is a pebbled garden offering ease of maintenance. To the rear there is an enclosed lawned garden with patio area and a gate which gives access to the rear service road.



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welcome to

Briar Road, Armthorpe Doncaster

- THREE BEDROOM END-TERRACED
- IDEAL FOR FIRST TIME BUYERS OR EXTENDED FAMILIES
- SITUATED IN THIS SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- CLOSE TO A RANGE OF LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124758 - 0002

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