



Briar Road, Armthorpe Doncaster

welcome to

Briar Road, Armthorpe Doncaster

GUIDE PRICE £130,000-£140,000. This spacious family home is situated in this popular location close to a host of local amenities and excellent transport links. The property stands in good sized enclosed gardens with off road parking.



Entrance Hall

With a front facing sealed unit door and stairs which rise to the first floor landing.

Lounge

16' 5" x 11' 7" (5.00m x 3.53m)

A dual aspect lounge with front and rear facing double glazed windows, two wall light points and two central heating radiators.

Dining Kitchen

16' 2" x 14' 2" (4.93m x 4.32m)

With front and rear facing double glazed windows. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has plumbing for a washing machine and space for a fridge and cooker. There is complimentary tiling, a central heating radiator and a rear facing sealed unit door giving access to the rear garden.

First Floor Landing

With a rear facing double glazed window and access to the loft.

Bedroom One

11' 6" to recess x 10' 11" (3.51m to recess x 3.33m)

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

Bedroom Two

13' x 8' 4" to recess (3.96m x 2.54m to recess)

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

Bedroom Three

7' 7" x 10' 11" (2.31m x 3.33m)

With a front facing double glazed window, a central heating radiator and an airing cupboard.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap and shower attachment.

Outside

To the front of the property there is an enclosed lawned garden with a driveway providing off road parking. To the rear of the property there is a good sized enclosed lawned garden with patio and garden shed.



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Briar Road, Armthorpe Doncaster

- GUIDE PRICE £130,000-£140,000
- SPACIOUS FAMILY HOME
- DUAL ASPECT LOUNGE
- DINING KITCHEN
- THREE BEDROOMS AND BATHROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£130,000-£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124984 - 0002

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