



Larch Drive, Armthorpe Doncaster

welcome to

Larch Drive, Armthorpe Doncaster

Situated in the popular village of Armthorpe is this well presented spacious three bedroom semi-detached family home. The property benefits from front and rear gardens, off road parking, a dining kitchen and a useful utility room. Ideal for a first time buyer or investor!



Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

Entrance Porch

With a sealed unit door, front and side facing double glazed windows and a further door which gives access to the entrance hallway.

Entrance Hall

With laminate flooring.

Lounge Dining Room

With front facing double glazed windows, a electric coal effect fire and a central heating radiator. There are two wall lights points and double glazed patio doors to the rear.

Breakfast Kitchen

With a rear facing double glazed window, a range of wall and base units with worksurfaces housing the stainless steal sink and drainer with mixer tap. There is space for a electric oven and grill, plumbing for a washing machine and ample area for a dining table and chairs. A door gives access to the inner hallway.

Inner Hall

With access to the conservatory.

Conservatory

With rear and side facing windows, French doors and a wall lights point.

Utility

With a front facing obscured double glazed window, laminate flooring and partial tiling to the walls. There is a wall mounted gas central heating boiler and a useful understairs storage cupboard.

First Floor Landing

With a central heating radiator and access to the loft.

Bedroom One

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Wet Room

With a rear facing obscured double glazed window, a low flush W.C, a wash hand basin and a shower area. There is partial tiling to the walls and a central heating radiator.

Outside

To the front there is a low maintenance enclosed garden with fencing and mature shrubs and plants to the perimeter. To the rear of the property is a landscaped paved garden with a gate, there is a outdoor tap, a garden shed and a outbuilding ideal for storage.



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Larch Drive, Armthorpe Doncaster

- GUIDE PRICE £135,000-£140,000
- THREE BEDROOM SEMI-DETACHED
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£135,000-£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125773 - 0002

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