



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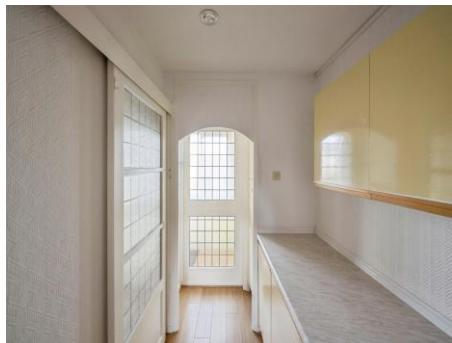
- GUIDE PRICE £135,000-£140,000
- THREE BEDROOM SEMI-DETACHED
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£135,000-£140,000**



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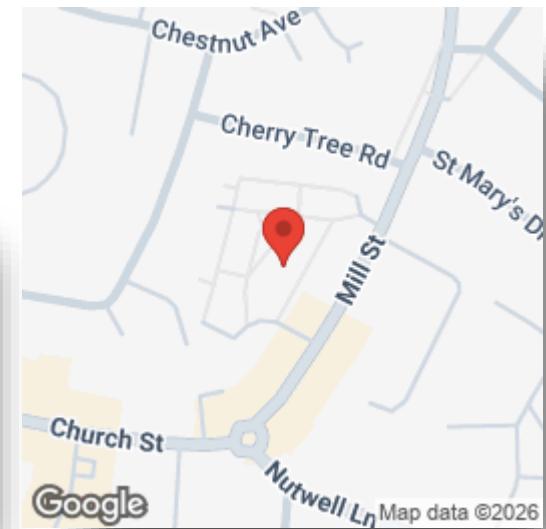


Property Ref:

DCR125773 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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