



18 Woodlea Grove, Armthorpe, Doncaster, DN3 2HW

Asking Price £150,000

Ideally suiting the First Time purchaser or investor alike is this ideally situated Two bedroom semi detached property. Offered with driveway and attractive laid to lawn gardens, the property is within walking distance of the comprehensive amenities of Armthorpe. An early viewing is essential to appreciate the standard of accommodation on offer.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 13'3" x 12'2" (4.06 x 3.72)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset hosting the back boiler.

Dining Kitchen 15'5" x 8'7" (4.72 x 2.64)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, central heating radiator and entrance door entering the rear garden. There is also useful under stair storage.

Bedroom One 12'1" x 10'10" (3.69 x 3.32m)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 9'2" x 9'3" (2.81 x 2.84m)



With a rear facing upvc window, central heating radiator and fitted storage hosting the hot water tank.

Bathroom



With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

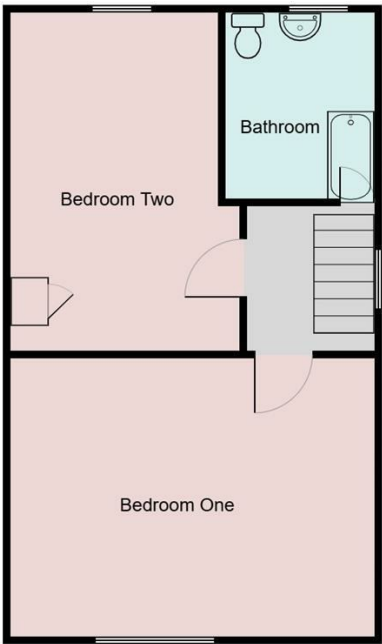
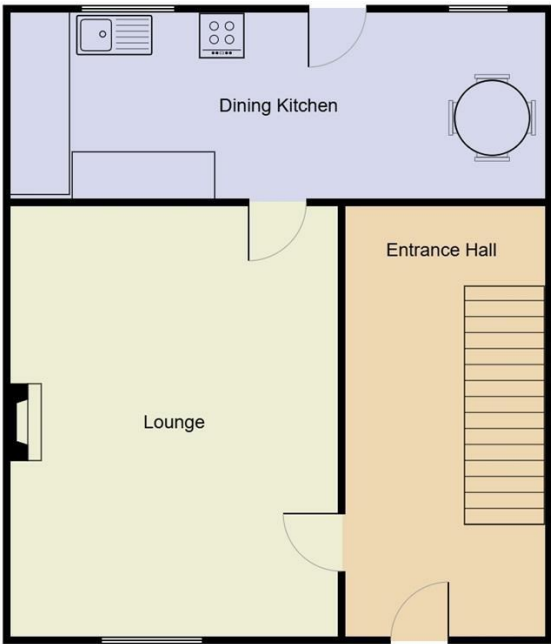
Prefabricated single garage, secured by an up and over door hosting power and lighting.

External



To the front of the property is a driveway providing off road parking via the driveway. To the rear are impressive laid to lawn gardens, with single garage.

Floor Plan

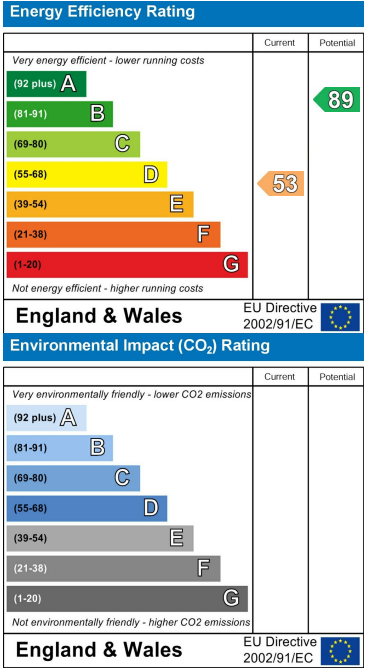


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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