



Rands Lane, Armthorpe Doncaster

welcome to

Rands Lane, Armthorpe Doncaster

Attractively priced to anticipate strong interest **subject to a hidden reserve is this three bedroom semi-detached family home, benefiting from no onward chain, with a generous garden to the rear, a garage and multiple reception rooms. Ideal investment opportunity!



Auctioneer's Comments

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Entrance

With a front facing exterior door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed window providing an abundance of natural light, a gas feature fireplace as the focal point of the room, a central heating radiator and access into the dining room.

Dining Room

With rear facing double glazed patio doors providing an outlook onto the rear garden and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, a double electric oven and grill, space for a fridge and freezer and plumbing for a washing machine. There is a rear facing double glazed window, a side facing door and a central heating radiator.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Fitted with a hand wash basin and a shower cubicle with shower. There is tiling to the walls, a rear facing obscure double glazed window, a cupboard housing the wall mounted boiler and a heated towel rail.

W.C

Fitted with a low flush W.C, partial tiling and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with mature shrubs and plants to the borders, whilst to the side there is a driveway which in-turn leads to the garage. To the rear the garden is mainly laid to lawn with an outdoor pond, green house and a range of shrubs and plants.

Garage

With an up and over door.



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Rands Lane, Armthorpe Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- PRICED TO ALLOW FOR MODERNISATION

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125804 - 0003

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