



**51 Larch Drive, Doncaster , DN3 3DJ**  
£115,000 Freehold

  
**MARTIN&CO**

## Larch Drive, Armthorpe

3 Bedrooms, 1 Bathroom

£115,000

- Available Chain Free
- Mid Terrace, Mid Terrace
- Dual Aspect Living Room
- Well Sort After Location
- Work Required
- Close to local amenities
- Close to Schools

### Available Chain Free

This three-bedroom mid-terrace property is situated in the very popular location of Armthorpe. The ground floor briefly comprises a good-sized entrance hallway, kitchen, WC, and a spacious living room.

To the first floor are two double bedrooms, a single bedroom, and a family bathroom. The property also benefits

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from a courtyard garden and is conveniently located close to local amenities and schools.

Viewing is by appointment only - please contact the office to arrange a viewing.

HALLWAY 10' 10" x 9' 10" (3.31m x 3.02m) A good size entrance/ hallway

KITCHEN 6' 10" x 11' 8" (2.10m x 3.56m) A spacious kitchen fitted with a range of blue wall and base units, providing ample storage, and featuring an integrated oven and gas hob. There is also plumbing for a washing machine.

LIVING ROOM 10' 9" x 21' 7" (3.28m x 6.58m) A bright dual-aspect living room with a feature fireplace and gas fire.

WC 3' 0" x 4' 0" (0.92m x 1.23m) Ground floor WC

BEDROOM 11' 1" x 12' 7" (3.39m x 3.86m) Master

Double Bedroom

BEDROOM 7' 9" x 15' 4" (2.38m x 4.69m) Second Double Bedroom

BEDROOM 7' 10" x 8' 11" (2.41m x 2.72m) Single bedroom

BATHROOM 6' 7" x 5' 6" (2.01m x 1.70m) Family bathroom with white three piece suite

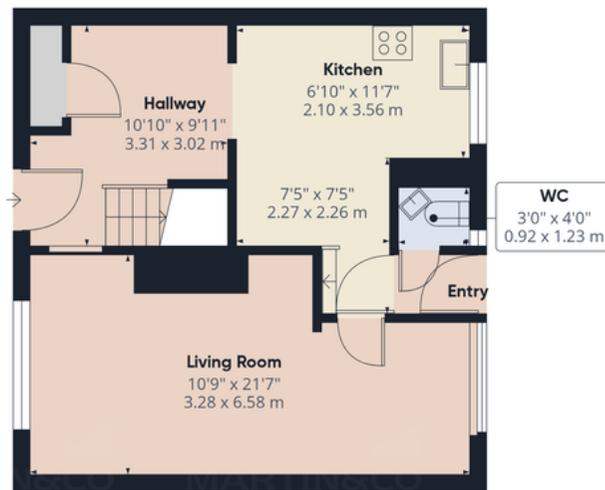
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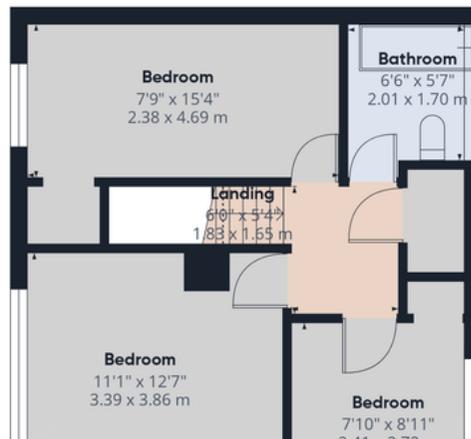








Ground Floor



**Approximate total area<sup>m</sup>**  
895 ft<sup>2</sup>  
83.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Doncaster

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