

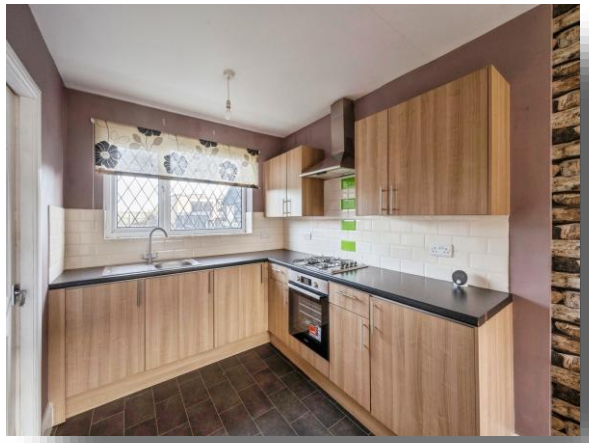
Briar Road,Armthorpe Doncaster

william
h brown

welcome to

Briar Road,Armthorpe Doncaster

Situated in a sought after location close to local amenities and excellent transport links, this spacious three bedroom mid-terrace home benefits from a generous lounge with French doors, a useful utility room, and a dining kitchen. An ideal first time buy or investment opportunity!













Entrance Hall
With a front facing sealed unit door, stairs which rise to the first floor landing, and access to the lounge and kitchen.

Lounge
A spacious duel aspect lounge with a front facing double glazed window, rear facing French doors to the garden and a central heating radiator.

Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steal sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill, complimentary splashback tiling and space for a fridge freezer. There are front and rear facing double glazed windows, a central heating radiator, area for a dining table and chairs and access to the utility.

Utility Room
With plumbing for a washing machine, space for a dryer, a wall mounted boiler, tiling to the floor and a door to the rear garden.

First Floor Landing
With a rear facing double glazed window and access to all first floor accommodation.

Bedroom One
With front and rear facing double glazed windows providing an abundance of natural light, a central heating radiator and laminate flooring.

Bedroom Two
Another double room with a rear facing double glazed window and a central heating radiator.

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

Family Bathroom
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a paneled bath with shower over. There is tiling to the walls, a central heating radiator and a front facing obscured double glazed window.

Outside
To the front of the property there is an enclosed garden which is mainly laid to lawn, with a pathway leading to the rear. The generous rear garden is also predominantly laid to lawn and features a patio seating area, a range of mature shrubs and plants to the borders, and space for a garden shed, creating an ideal outdoor space for relaxing and entertaining.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Briar Road, Armthorpe Doncaster

- THREE BEDROOM MID-TERRACE HOME
- CLOSE TO A RANGE OF SHOPS, REPUTABLE SCHOOLS AND LOCAL AMENITIES
- DUEL ASPECT LOUNGE
- DINING KITCHEN AND UTILITY
- THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127414

The Property Ombudsman

Property Ref:
DCR127414 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

williamhbrown.co.uk