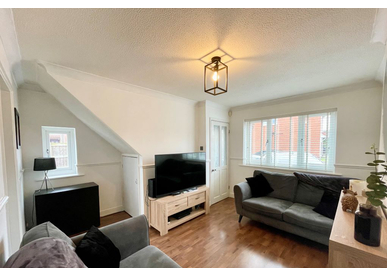


Anson Grove
Auckley
DN9 3QN
01302 867888



Brampton Lane, Doncaster

£151,500

3Keys Property are pleased to present to the open sales market, this 2 bedroom semi detached home in Armthorpe, Doncaster. Located on a popular development on a fabulous corner plot, this house would make the perfect home for a FTB or someone downsizing. There is a stunning bathroom, fully tiled and refitted less than 2 years ago and a new combi boiler installed towards the end of 2022. Conveniently located for local primary schools, amenities and a short drive to the M18 motorway network, this property is a must see. Viewings are available via the agent, call 3Keys Property on 01302 867888.

- 2 BEDROOM SEMI DETACHED PROPERTY
- PERFECT OPPORTUNITY FOR INVESTOR OR FTB
- FULLY FITTED KITCHEN WITH INTEGRATED OVEN, GAS HOB & EXTRACTOR HOOD
- LANDSCAPED GARDEN WITH LARGE PATIO, DECKING AREA & GRASS LAWN
- DETACHED FULLY BOARDED GARAGE WITH SPOT LIGHTING

- GREAT CORNER PLOT POSITION
- RECENTLY REFURBISHED BATHROOM WITH SHOWER OVER BATH
- BRICK CONSERVATORY WITH FRENCH DOORS ONTO PATIO
- SEPARATE HALLWAY ENTRANCE
- PARKING FOR SEVERAL CARS

PROPERTY DESCRIPTION

3Keys Property are pleased to present to the open sales market, this 2 bedroom semi detached home in Armthorpe, Doncaster. Located on a popular development on a fabulous corner plot, this house would make the perfect home for a FTB or someone downsizing. There is a stunning bathroom, fully tiled and refitted less than 2 years ago and a new combi boiler installed towards the end of 2022.

Accommodation comprises: entrance hall, lounge, kitchen/ breakfasting room with door leading to conservatory, 2 bedrooms and a family bathroom. There is off street parking to the front and side of the property for at least 4 cars and a detached garage which has had the walls boarded, spot lighting and a rubber coated paint to floor. The rear garden is landscaped with a large patio, decking area and small grass lawn.

GROUND FLOOR

The entrance hall leads to the front facing lounge and staircase to the first floor accommodation. There is a tiled floor and space to hang coats and store shoes, single pendant light fitting and radiator. The lounge has a front and side aspect window, cupboard under stairs, wood effect laminate floor and is finished with single pendant light fitting and central heating radiator. Leading from the lounge is a rear facing kitchen/ breakfasting room which has a mix of wall and floor units with contrasting work surfaces and tiled splashbacks. There is an integrated oven, gas hob and extractor hood and space for a fridge/ freezer, plumbing for washing machine, rear and side aspect window, radiator, tiled floor, 2 single pendant light fittings, radiator and door to conservatory. The brick built conservatory has a single pendant light fitting, power, laminate flooring and French doors onto garden patio.

FIRST FLOOR

Stairs lead up to the first floor landing which has a side aspect window, Carpet fitted to floor, single pendant light fitting and access to the loft space which has a ladder, lighting and is part boarded to create extra storage space.

Bedroom 1 is front aspect with 2 store cupboards, one with clothes hanging space, carpet to floor, single pendant light fitting and central heating radiator. Bedroom 2, a rear facing bedroom, carpet fitted to floor, single pendant light fitting and central heating radiator.

The stunning recently refurbished family bathroom is fully tiled throughout and the white suite comprises of a bathtub with shower over, hand basin and W/C fitted into a unit providing storage space, rear facing obscure glass window, spot lighting and heated towel rail.

EXTERNALLY

This attractive property benefits from off street parking for at least 4 cars and a detached garage which has boarded walls, rubber coated painted floor, spot lighting, power and pedestrian door. The front of the property is gravelled and the side garden has a driveway, store area for bins, grass lawn with garden storage shed. A secure rear garden landscaped to provide a large patio, decking area, grass lawn, decorative stone and benefits from not being overlooked. The property has a Ring security door bell and cctv which will remain.

Located in a popular development in Armthorpe, Doncaster, the property is situated close to local primary schools, a huge range of amenities and a short drive to the M18 motorway network. The village is well serviced via public transport. Viewings are available via the agent, call 3Keys Property on 01302 867888.

ENTRANCE HALLWAY

LOUNGE

3.81m x 3.82m (12' 6" x 12' 6") MAXIMUM MEASUREMENT

KITCHEN/ BREAKFASTING ROOM

3.81m x 2.32m (12' 6" x 7' 7")

CONSERVATORY

2.75m x 2.43m (9' 0" x 8' 0")

BEDROOM 1

2.89m x 3.56m (9' 6" x 11' 8")

BEDROOM 2

1.86m x 2.73m (6' 1" x 8' 11")

BATHROOM

1.84m x 1.81m (6' 0" x 5' 11")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

Boiler - Combination boiler installed late 2022

Loft - Pull down access ladder, lighting and part boarded.

Security - Ring door bell and CCTV to remain

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR
434 sq.ft. (40.0 sq.m.) approx.

FIRST FLOOR
250 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, yards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency can be given.
Mark Watt Mortgage CIC Ltd

