



Haller Close, Doncaster

£159,950

3Keys Property are delighted to offer for sale this 3 bedroom semi detached property, situated in a quiet cul de sac on this popular development in Armthorpe, Doncaster. The property benefits from separate lounge and entrance hall, kitchen/dining room to the rear, ground floor wc and principal bedroom with ensuite. In addition, the property has a large, fully enclosed rear garden with patio and raised decking area, driveway for 2 cars and front garden. Contact 3Keys Property for further information 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- READY TO MOVE INTO CONDITION
- KITCHEN/DINING ROOM WITH FRENCH DOORS ONTO PATIO
- ENTRANCE HALL AND GROUND FLOOR WC
- GARDENS TO THE FRONT AND REAR WITH LARGE RAISED DECKING AREA

- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- QUIET CUL DE SAC LOCATION
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY FOR 2 CARS
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

PROPERTY DESCRIPTION

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GROUND FLOOR

The entrance hall gives access to the lounge and stairs to the first floor. With front aspect window, radiator and wood effect laminate floor which runs throughout the lounge.

The separate lounge has a front aspect wind, radiator, single pendant light fitting and door to the kitchen/dining room.

The rear aspect Kitchen is fully fitted with floor and wall units and contrasting worktops, tiled splash backs, integrated oven, gas hob and extractor hood, plumbing for washing machine and dishwasher with space for fridge freezer. The floor is tiled and there is a radiator, single pendant light fitting and French doors onto the rear garden. There is a door leading to an inner lobby which gives access to the ground floor wc.

The ground floor wc has a vinyl floor covering, side aspect window, single pendant and handbasin.

FIRST FLOOR

Landing with side aspect window, carpet to floor, store cupboard, radiator, single pendant light fitting and access to loft.

Principal bedroom with rear aspect window, carpet to floor, single pendant light fitting and radiator. Door leading to ensuite with walk in shower, hand basin, wc, radiator, vinyl floor covering and rear aspect window.

Bedroom 2 with front aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 3 with front aspect window, carpet to floor, single pendant light fitting and radiator.

The family bathroom is part tiled with bath tub, hand basin, wc, radiator, single pendant light fitting and vinyl floor covering. Side aspect window.

EXTERNAL

To the front of the property is a grass lawn and driveway for 2 cars. There is access to the rear via a secure gate. The rear garden is mainly laid to lawn with a large patio area and raised decking platform. The garden has mature shrub and tree borders.

Situated in this quiet cul de sac on this popular development in Armthorpe, the property is within close walking distance to a wide range of local amenities, schools and transport links. Offers easy access to the motorway network and City Centre. To view this property, contact 3Keys Property today 01302 867888.

ENTRANCE HALL

LOUNGE

3.67m x 4.29m (12' 0" x 14' 1")

KITCHEN/DINING ROOM

2.70m x 4.67m (8' 10" x 15' 4")

GROUND FLOOR WC

.95m x 1.50m (3' 1" x 4' 11")

PRINCIPAL BEDROOM

3.16m x 3.27m (10' 4" x 10' 9")

ENSUITE

1.45m x 1.56m (4' 9" x 5' 1")

BEDROOM 2

1.88m x 3.72m (6' 2" x 12' 2") MAX MEASUREMENT

BEDROOM 3

1.78m x 2.08m (5' 10" x 6' 10")

BATHROOM

1.45m x 2.32m (4' 9" x 7' 7")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – FREEHOLD

Boiler - Combination boiler

Energy - Gas and electric.

Parking - Driveway offering off street parking for 2 cars.

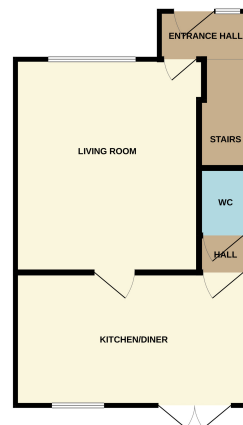
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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.

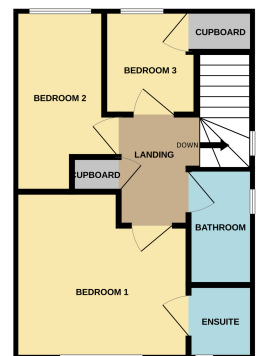
Offer Procedure

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements of areas, windows, rooms etc) any other than an approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The service, address and telephone number are for information only and are subject to change without notice. We are not responsible for any errors or omissions.

