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DN9 3QN  
01302 867888



## Parkway, Doncaster

£179,950

3Keys Property are excited to offer this 3 bedroom semi detached bungalow to the open sales market. Situated in the highly sought after village of Armthorpe, Doncaster, this property benefits from a detached garage, 3 good size bedrooms and a large rear aspect lounge overlooking a private well maintained garden. The property is in need of updating & offered with no onward chain. To view contact 3Keys Property today 01302 867888.

- 3 BEDROOM SEMI DETACHED BUNGLAOW
- REAR ASPECT LOUNGE WITH FRENCH DOORS OVERLOOKING GARDEN
- POTENTIAL TO IMPROVE
- GARAGE & DRIVEWAY FOR AT LEAST 2 CARS
- CLOSE TO AMENITIES AND LOCAL TRANSPORT LINKS

- NO ONWARD CHAIN
- WELL MAINTAINED PRIVATE REAR GARDEN
- WET ROOM WITH SHOWER & WC
- SOUGHT AFTER LOCATION
- EASY ACCESS TO MOTORWAY NETWORK & CITY CENTRE

## PROPERTY DESCRIPTION

3Keys Property are excited to offer this 3 bedroom semi detached bungalow to the open sales market. Situated in the highly sought after village of Armthorpe, Doncaster, this property benefits from a detached garage, 3 good size bedrooms and a large rear aspect lounge overlooking a private well maintained garden. The property is in need of updating & offered with no onward chain.

Accommodation comprises of an entrance hallway which gives access to a rear facing lounge, 2 good size double bedrooms and a further single bedroom, wet room with walk in shower and kitchen.

The front of the property has a garden and concrete driveway which provides parking for 2 cars. There is access to the rear garden is private and mainly laid to lawn with shrub borders and patio area. There is garage with up and over door and access via a side door.

Armthorpe village is very popular due to its wide range and accessibility to local amenities, as well as easy access to the motorway network and city centre. The perfect village for all ages. To view this property, contact 3Keys Property 01302 867888.

## ACCOMMODATION

Entrance hall which is accessed from the side of the property and leads to 2 double bedrooms, lounge, kitchen and bathroom.

Rear aspect lounge with French doors, fitted carpet to floor, radiator and two single pendant light fittings.

The kitchen is fitted with floor & wall units with space for a fridge/freezer, oven and there is plumbing for a washing machine. Side aspect window, radiator, single pendant light fitting and laminate floor covering.

Bedroom 1 is a front aspect double bedroom, single pendant light fitting, radiator, fitted carpet to floor and storage cupboard.

Bedroom 2 is a further double bedroom with front aspect window, fitted carpet to floor, radiator and single pendant light fitting.

Bedroom 3 is accessed via the lounge and could alternatively be used as a dining room or study. With rear aspect window, radiator, fitted carpet to floor and single pendant light fitting.

Wet room with walk in shower, hand basin, wc, side aspect window, radiator, single pendant light fitting and pvc panelling to walls.

## EXTERNAL

The front of the property has a garden which is mainly laid to lawn with shrub borders, a driveway which provides parking for up to 3 cars and access to the detached garage.

There is access from the driveway to the rear garden which is well maintained and private. Mainly laid to lawn with shrub borders and patio area. A detached garage with side pedestrian door giving access directly to the garden.

Armthorpe village is very popular due to its friendly community, accessibility to a large range of amenities, highly sought after schools, and easy access to the motorway network and city centre. The perfect village for all ages. To view this

bungalow, contact 3Keys Property today 01302 867888.

## ENTRANCE HALLWAY

3.32m x 3.12m (10' 11" x 10' 3")

## LOUNGE

3.61m x 5.45m (11' 10" x 17' 11")

## KITCHEN

2.15m x 2.76m (7' 1" x 9' 1") Maximum measurement

## BATHROOM

1.49m x 2.33m (4' 11" x 7' 8")

## BEDROOM 1

3.03m x 3.78m (9' 11" x 12' 5")

## BEDROOM 2

2.42m x 3.32m (7' 11" x 10' 11")

## BEDROOM 3

2.77m x 2.05m (9' 1" x 6' 9")

## ADDITIONAL INFORMATION

COUNCIL TAX BAND: B

EPC: TBC

TENURE: Freehold

HEATING: Gas central heating with combi boiler which is 2.5 years old.

LOFT- fitted ladder but no light.

## 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 checked 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, please supply us with a copy of your offer letter.

In order to establish your offer, please provide the following information:

1. Your name and address

2. Your telephone number

3. Your email address

4. Your offer price

5. Your proposed completion date

6. Your proposed deposit

7. Your proposed chain

8. Your proposed mortgage

9. Your proposed solicitor

10. Your proposed conveyancer

11. Your proposed completion date

12. Your proposed deposit

13. Your proposed chain

14. Your proposed mortgage

15. Your proposed solicitor

16. Your proposed conveyancer

17. Your proposed completion date

18. Your proposed deposit

19. Your proposed chain

20. Your proposed mortgage

21. Your proposed solicitor

22. Your proposed conveyancer

23. Your proposed completion date

24. Your proposed deposit

25. Your proposed chain

26. Your proposed mortgage

27. Your proposed solicitor

28. Your proposed conveyancer

29. Your proposed completion date

30. Your proposed deposit

31. Your proposed chain

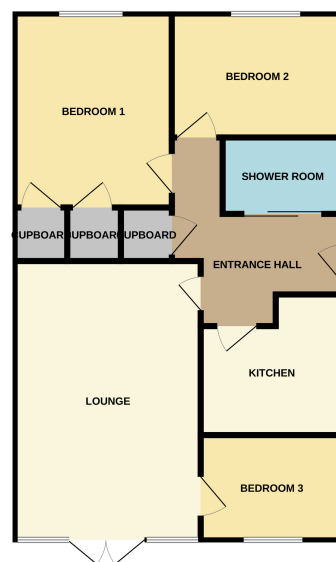
32. Your proposed mortgage

33. Your proposed solicitor

34. Your proposed conveyancer

35. Your proposed completion date

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



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TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the Developer's information, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the prospectus. The Developer, its agents and the solicitor shall not be bound and no guarantee can be given as to their accuracy or otherwise. It is recommended that you seek professional advice before purchasing. Plans are not to scale.

