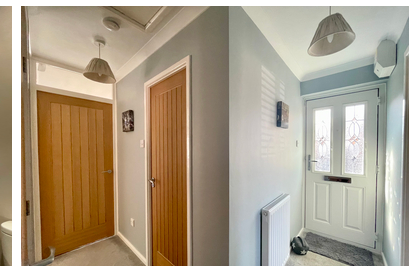


Anson Grove
Auckley
DN9 3QN
01302 867888



Pasture Close, Doncaster

£212,000

3Keys Property are delighted to offer this immaculate, 2 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Armthorpe, Doncaster, this property benefits from being refurbished throughout with new windows, fitted kitchen, bathroom, driveway and solid tiled roof on conservatory. To view contact 3Keys Property today 01302 867888.

- 2 BEDROOM DETACHED BUNGALOW
- OFFERED IN IMMACULATE ORDER
- MODERN FULLY FITTED KITCHEN WITH APPLIANCES
- SUN ROOM WITH TILED ROOF
- POPULAR ARMTHORPE DEVELOPMENT
- REFURBISHED THROUGHOUT
- FRONT ASPECT LOUNGE/DINING ROOM
- DRIVEWAY WITH PAKING FOR 2 CARS
- REFURBISHED BATHROOM WITH SHOWER OVER BATH
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this immaculate, 2 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Armthorpe, Doncaster, this property benefits from being refurbished throughout with new windows, fitted kitchen, bathroom, driveway and solid tiled roof on conservatory.

Accommodation briefly comprises of 2 bedrooms, the principal bedroom having a range of fitted wardrobes, front aspect lounge, fully fitted kitchen with integrated appliances, bathroom and sun room with tiled roof to the rear. There is a driveway to the front of the property and a large, block paved rear garden with shed.

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 at the side of the property gives access to lounge, kitchen, 2 bedrooms and bathroom. Fitted carpet, storage cupboard, access to the loft, single pendant light fitting and radiator.

The modern kitchen is fully fitted with floor & wall units with integrated oven, hob and extractor hood. Space for fridge freezer, plumbing for the washing machine, front aspect window, heated towel rail, spot lighting and vinyl wood effect floor.

Front aspect lounge/dining room with fitted carpet to floor, radiator and two single pendant light fittings.

Bedroom 1 is a rear aspect double bedroom, single pendant light fitting, radiator, fitted carpet to floor and a range of fitted wardrobes.

Bedroom 2 is a further double bedroom currently being used as an office with rear aspect sliding door giving access to the sun room. Fitted carpet to floor, radiator and single pendant light fitting.

Sun room with a tiled roof ensures this room can be used all year round. With vinyl floor covering, radiator, fan light and French doors onto garden.

Part tiled bathroom with shower, over bath tub, hand basin, wc, side aspect window, heated towel rail, spot lighting and vinyl tiled floor.

EXTERNAL

There is a printed concrete driveway to the front of the property providing parking for 2 cars. Access to the rear garden via secure gates. This property did have a detached garage which was removed by a previous owner. Large, block paved rear garden with shed for additional storage and shrub border.

HALLWAY

KITCHEN

2.59m x 2.90m (8' 6" x 9' 6")

LOUNGE/DINING ROOM

3.53m x 5.03m (11' 7" x 16' 6") MAXIMUM MEASUREMENTS

BEDROOM 1

3.54m x 3.58m (11' 7" x 11' 9")

BEDROOM 2

2.59m x 2.67m (8' 6" x 8' 9")

BATHROOM

1.99m x 1.69m (6' 6" x 5' 7")

SUN ROOM

2.52m x 2.37m (8' 3" x 7' 9")

ADDITIONAL INFORMATION

COUNCIL TAX BAND: B

EPC: D

TENURE: Freehold

HEATING: Gas central heating with combi boiler - 4 years old.

LOFT- With ladder and boarding.

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 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
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.
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