



Briar Road, Armthorpe Doncaster

welcome to

Briar Road, Armthorpe Doncaster

This three bedroom semi-detached family home provides ample off road parking, a generous rear garden and rear garage/workshops. Benefiting from a dual aspect lounge and an open plan dining kitchen. Ideal for a first time buyer and growing family!



Entrance Hall

With a front facing exterior door and stairs which rise to the first floor.

Dining Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob, an electric oven and grill, plumbing for a washing machine and dishwasher and a built-in pantry/store which has a rear facing obscure double glazed window. There is area for a dining table and chairs, downlights to the ceiling, front and rear facing double glazed windows and a rear facing door leading out to the rear garden.

Lounge

With a front facing double glazed window, a central heating radiator, a decorative feature fireplace and rear facing French doors which lead through to the conservatory.

Conservatory

With rear and side facing double glazed windows, a vaulted ceiling and rear facing French doors which lead out to the rear garden.

First Floor Landing

With a rear facing double glazed window and a central heating radiator.

Bedroom One

With a front facing double glazed window, coving to the ceiling, a central heating radiator and a built-in storage cupboard.

Bedroom Two

With a front facing double glazed window, a central heating radiator and built-in storage.

Bedroom Three

With a rear facing double glazed window, a central heating radiator, laminate flooring and fitted mirrored wardrobes.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit and a P-shaped bath with shower over and screen. There is a chrome heated towel rail, downlights to the ceiling, an extractor fan, tiling to the walls and floor and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a driveway providing of road parking whilst to the rear of the property there is a generous enclosed lawned garden with extensive patio and decked patio. There is a summer house/garden store and two garage/workshops accessed via the rear service lane.

Garage / Workshops

With two up and over doors.

Agent's Note

Please note that the AML fee covers 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.



view this property online williamhbrown.co.uk/Property/DCR126888



welcome to

Briar Road, Armthorpe Doncaster

- CLOSE TO A RANGE OF SCHOOLS, AMENITIES AND TRANSPORT LINKS
- POPULAR LOCATION
- GENEROUS REAR GARDEN
- TWO GARAGE/WORKSHOPS TO REAR
- OPEN VIEWS OVER PLAYING FIELDS TO THE REAR

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126888



Property Ref:
DCR126888 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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