

2 Bedroom(s), Semi-Detached House, Freehold

Locking Drive, Armthorpe, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Family Bathroom
- Rear Enclosed Garden
- Popular Location in Armthorpe

- Two Bedroom Semi Detached Home
- Lounge
- Driveway and Front Garden
- Local Amenities, Schools and Transport Links
- Storage Building

£160,000
For Sale

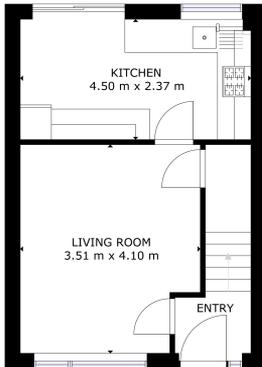
Book your viewing today Tel: 01302 247754

Owner's View

A recently modernised two-bedroom semi-detached home, located on a quiet modern street in the popular area of Armthorpe. The property boasts a brand new kitchen, a new boiler still under warranty, and new carpet and laminate flooring throughout, resulting in low monthly running costs. Externally, there is a large driveway providing parking for up to three cars. Ideally situated close to the M18 and on a regular bus route, this home is perfectly suited to first-time buyers.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 20.10 SQ M FLOOR 2: 20.10 SQ M
TOTAL: 40.20 SQ M



Entry



Lounge

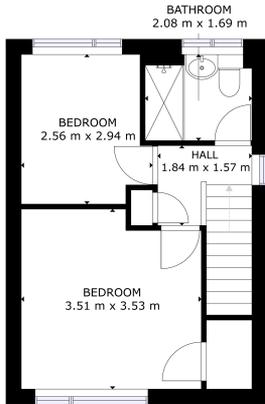


Kitchen Diner



First Floor

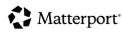
Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 29.71 m² (29 m²)
TOTAL: 60 m²

SIZES AND EXPERIMENTAL DATA FOR INFORMATION ONLY. ACTUAL MAY VARY.



Master Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Under the stairs

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	