

**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
- Garage

**£170,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

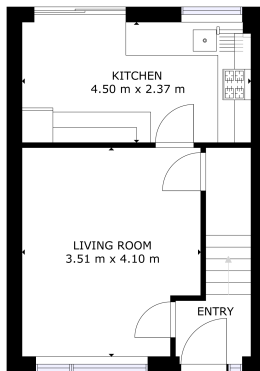


## Owner's View

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 m<sup>2</sup> FLOOR 2: 20 m<sup>2</sup>  
TOTAL: 40 m<sup>2</sup>

Matterport

### Entry



### Kitchen Diner



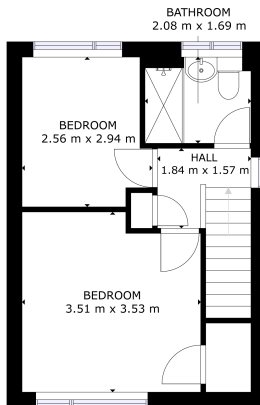
### Lounge





## First Floor

### Floor Plan



FLOOR 2

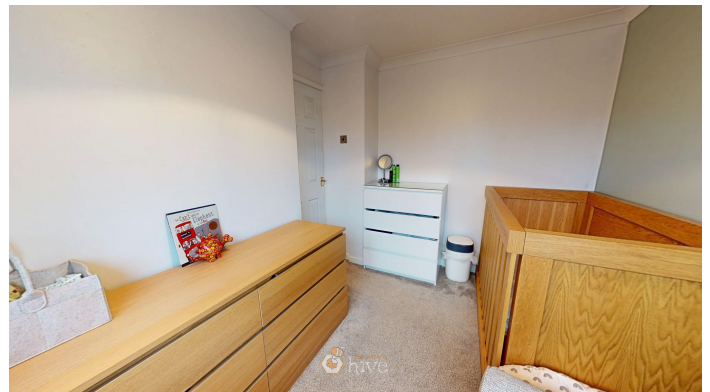
GROSS INTERNAL AREA  
FLOOR 1: 20.11 m<sup>2</sup>, FLOOR 2: 20.11 m<sup>2</sup>  
TOTAL: 40.22 m<sup>2</sup>

Matterport

### 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

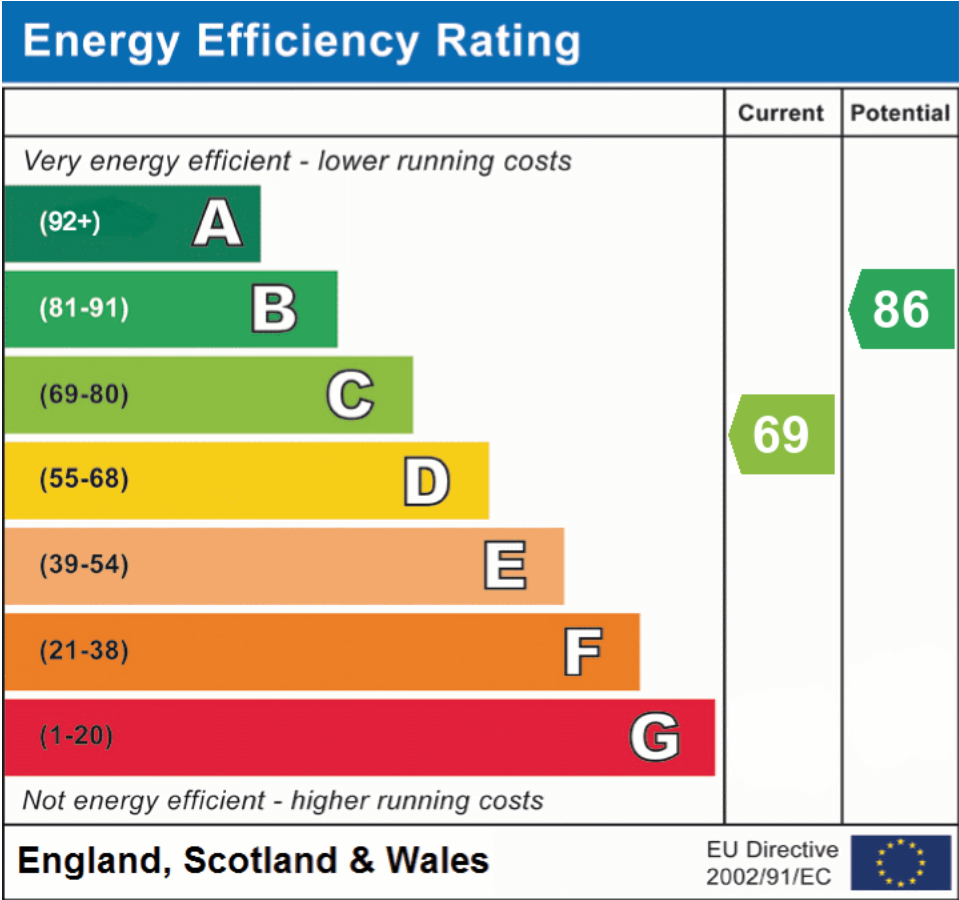
Loft Boarded out – Yes

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



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.