

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

Oakwood Drive, Armthorpe, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Family Home
- Spacious Lounge Diner
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

- No Chain
- Modern Kitchen
- Family Bathroom
- Driveway and Garage
- Popular Location in Armthorpe

£185,000
For Sale

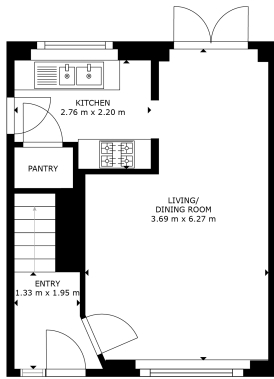
Book your viewing today Tel: 01302 247754

Owner's View

Offered to the market with no onward chain is this well-presented three bedroom semi-detached home on Oakwood Drive in Armthorpe, Doncaster. Ideal for first-time buyers or families, the property is ready to move straight into. The accommodation briefly comprises a bright and spacious lounge diner, perfect for both relaxing and entertaining, along with a new modern fitted kitchen with appliances finished to a good standard. To the first floor are three well-proportioned bedrooms and a brand new family bathroom with shower. Externally, the property benefits from a rear enclosed garden overlooking the school playing fields, providing a private outdoor space, as well as a driveway and garage offering ample off-street parking and storage. A fantastic opportunity to purchase a stylish and well-maintained home in a popular residential location. COOKER HOOD TO BE FITTED SHORTLY.

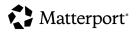
Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 20.41 m², FLOOR 2: 33.44 m²
 TOTAL: 53.85 m²
MEASUREMENTS TAKEN TO FACE OF WALLS UNLESS OTHERWISE STATED



Lounge Diner



Entry

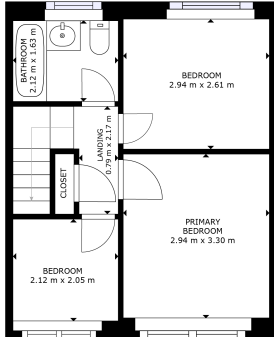


Kitchen



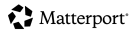
First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 23.40 m² FLOOR 2: 33.40 m²
 TOTAL: 56.80 m²
MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom



Bedroom



Bedroom



Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2014

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 2014

Boiler Location - First floor landing cupboard.

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

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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 | | 88 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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  |