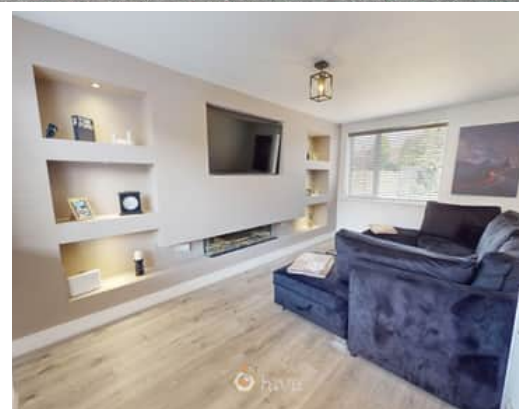


**3 Bedroom(s), Terraced House, Freehold**

**Poplar Place, Armthorpe, Doncaster.**



- 3D Virtual Tour Available
- Modern and Well Presented
- Lounge with Media Wall
- Utility Space
- Sizeable Rear Enclosed Garden

- Three Bedroom Mid Terraced Home
- Breakfast Kitchen
- Family Bathroom and Ground Floor W/C
- Driveway for Multiple Cars
- Popular Location with Many Local Amenities

**£165,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

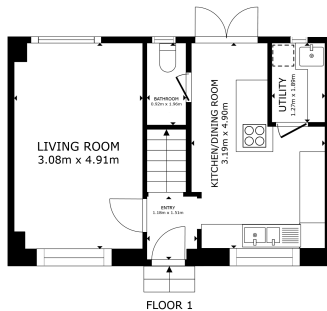


## Owner's View

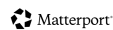
I have loved living here for the past couple of years. The house is solid and well built, and I especially love the cosy living room with its modern media wall and fireplace. The street is quiet and the neighbours are friendly and welcoming. There's a wide choice of shops, pubs, restaurants, public transport and anything else you could need within a 5 minute walk. The back garden is generously sized, perfect for relaxing or entertaining, with plenty of space for children and pets.

## Ground Floor

### Floor Plan



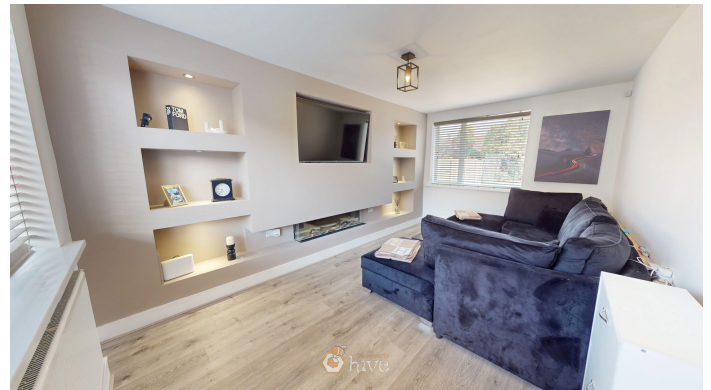
GROSS INTERNAL AREA  
FLOOR 1: 36.8 sqm FLOOR 2: 20.9 sqm  
EXCLUDED AREA: HALL 12.2 sqm STORAGE 1.1 sqm  
TOTAL: 70.7 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Breakfast Kitchen



## Lounge





## W/C

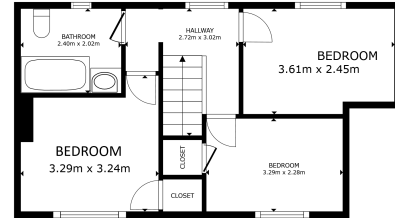


## Utility



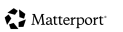
## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 30.5m<sup>2</sup> FLOOR 2: 30.9m<sup>2</sup>  
ENCLOSURE AREA: 1.0m<sup>2</sup> TOTAL: 62.4m<sup>2</sup> STORAGE: 1.1m<sup>2</sup>  
TOTAL: 76.7m<sup>2</sup>  
SIZES AND CORRESPONDING AREAS APPROXIMATE. ACTUAL MAY VARY.



## Landing



## Master Bedroom





**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**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 - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – No

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.



## Energy Performance Certificate

