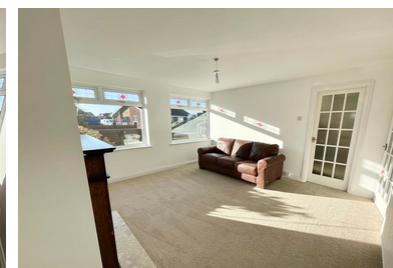
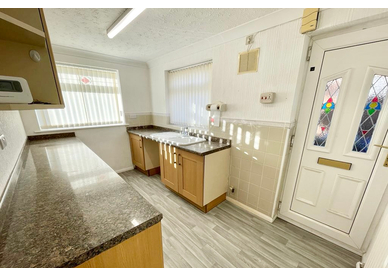


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Woodfield Road, Doncaster

£159,950

3Keys Property are pleased to present to the open sales market this 2 bedroom semi detached bungalow in Armthorpe, Doncaster. Situated on a quiet cul de sac, the property briefly comprises of: kitchen, lounge/diner, 2 bedrooms and shower room. There is parking for several vehicles, front and rear gardens and detached garage. Located in a popular village with an abundance of local amenities, local bus routes and motorway networks. The property must be viewed to be appreciated and is offered with **NO ONWARD CHAIN**.

- 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- NEW ELECTRICS AND HEATING THROUGHOUT
- SHOWER ROOM WITH WALK IN SHOWER
- GARDENS TO THE FRONT AND REAR
- QUIET CUL DE SAC LOCATION
- NO ONWARD CHAIN
- SPACIOUS LOUNGE/DINER
- NEW CARPET AND FLOORING THROUGHOUT
- DETACHED GARAGE WITH BLOCK PAVED DRIVEWAY
- SOLAR PANELS OWNED BY VENDOR
- POPULAR ARMTHORPE VILLAGE LOCATION

## PROPERTY DESCRIPTION

Located on a quiet cul de sac, this 2 bedroom semi detached bungalow is offered to the open sales market with **NO ONWARD CHAIN**.

### Accommodation

A side door leads into the galley style kitchen with front and side aspect window. A mix of wall and base units with contrasting work surface and tiled splash back, space for a cooker, fridge, freezer and washing machine. Finished with a strip light, central heating radiator and wood effect vinyl floor covering. Door leading into the spacious, front facing lounge/diner with feature fireplace, single pendant light fitting, wall lights, central heating radiator and carpet to the floor. A hallway with storage cupboard leads to the 2 bedrooms and shower room. Bedroom 1, with patio doors onto the garden, fitted wardrobes, single pendant light fitting, central heating radiator and carpet to the floor. Bedroom 2 is a double bedroom with rear aspect window, finished with a single pendant light fitting, central heating radiator and carpet to the floor. The shower room offers a fully tiled walk in shower, hand basin and W/C. A side aspect obscure glass window, covered light fitting, central heating radiator and wood effect vinyl flooring.

### Exterior

There is a garden to the front and rear of the bungalow which are mainly laid to lawn with mature shrubs and a block paved driveway providing ample parking for several vehicles. The property also benefits from a detached garage with up and over door and electrics. There is a large green space to the front of the property which is great for dog walking and the property is within walking distance to all the amenities of Armthorpe which includes several supermarkets, doctors surgeries, pubs and cafes. The M18 motorway is a short drive away and there are local transport links to Doncaster Royal Infirmary and the City Centre.

## KITCHEN

2.12m x 3.78m (6' 11" x 12' 5")



## LOUNGE/DINER

4.12m x 4.22m (13' 6" x 13' 10")

## BEDROOM 1

## BEDROOM 2

3.09m x 2.91m (10' 2" x 9' 7")

## SHOWER ROOM

2.13m x 1.96m (7' 0" x 6' 5")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

Tenure – Freehold

Solar panels - ask the agent for more information.

### DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permission.

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