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## Granby Court, Doncaster

£179,950

3Keys Property are pleased to present to the open sales market, this 3 bedroom semi detached home in Armthorpe, Doncaster. Located on a popular development and situated on a cul de sac, the property briefly comprises of: entrance porch, lounge with stairs leading to the first floor accommodation, kitchen/diner with patio doors onto the garden, 3 bedrooms and a family bathroom. There is off street parking to the front of the property. Conveniently located for local primary schools, amenities and a short drive to the M18 motorway networks, this property is a must see. Viewings are available via the agent, call 3Keys Property on 01302 867888.

- 3 BEDROOM SEMI DETACHED
- CUL DE SAC POSITION
- SPACIOUS FRONT ASPECT LOUNGE
- REAR ENCLOSED GARDEN
- WALKING DISTANCE TO A LOCAL PRIMARY SCHOOLS

- WELL PRESENTED THROUGHOUT
- KITCHEN/DINER WITH DOOR OUT TO THE GARDEN
- FULLY TILED BATHROOM WITH OVERHEAD SHOWER
- POPULAR ARMTHORPE VILLAGE LOCATION
- EXCELLENT ACCESS TO LOCAL TRANSPORT LINKS AND MOTORWAY NETWORKS

## PROPERTY DESCRIPTION

3Keys Proeprty are pleased to present to the open sales market, this 3 bedroom semi detached home in Armthorpe, Doncaster. Located on a popular development and situated on a cul de sac. Conveniently located for local primary schools, amenities and a short drive to the M18 motorway networks, this proeprty is a must see.

## GROUND FLOOR

The entrance porch leads to the front facing lounge and offers plentiful space for shoes and coats. Wood flooring runs from the entrance porch into the lounge and is finished with spot lighting and central heating radiator. The spacious from facing lounge with stairs leading to the first floor is a welcoming space and benefits from an understairs storage cupboard. Finished with a single pendant light fitting and central heating radiator. Leading from the lounge is a rear facing kitchen/diner has a mix of wood effect wall and base units with contrasting work surface. There are a range of integrated appliances including oven, hob and extractor fan and offers space for a fridge/freezer, washing machine and tumble dryer. The dining area offers patio doors onto the garden and is a great space for entertaining. The room is finished with vinyl effect flooring, 2 single pendant light fittings and central heating radiator.

## FIRST FLOOR

Stairs lead up to the first floor landing space which has a side aspect window flooding the room with light. Finished with carpet, single pendant light fitting, central heating radiator, storage cupboard and access to the loft space which has a ladder and is boarded to create extra storage space. Bedroom 1 is rear aspect with adequate space for a large wardrobe, finished with wood flooring, single pendant light fitting and central heating radiator. Bedroom 2, a front facing double bedroom benefitting from fitted wardrobes, wood flooring, single pendant light fitting and central heating radiator. Bedroom 3 with front facing window, fitted wardrobe, wood flooring, single pendant light fitting and central heating radiator. A fully tiled family bathroom with bathtub, hand basin and W/C, side facing obscure glass window and finished with, spot lighting and central heating radiator finish the first floor accommodation.

## EXTERNALLY

This attractive property benefits from off street parking, a front lawn, path leading to the front door and rear access to the property. A secure rear garden, with mature boarders feels private and there is a storage shed for garden furniture or garden tools.

## ENTRANCE PORCH

1.61m x 1.37m (5' 3" x 4' 6")

## LOUNGE

4.71m x 4.80m (15' 5" x 15' 9")

## KITCHEN/DINER

4.71m x 3.12m (15' 5" x 10' 3")

## BEDROOM 1

2.84m x 4.21m (9' 4" x 13' 10")

## BEDROOM 2

2.84m x 3.47m (9' 4" x 11' 5")

## BEDROOM 3

2.09m x 2.68m (6' 10" x 8' 10")

## BATHROOM

1.90m x 2.13m (6' 3" x 7' 0")

## LANDING

1.90m x 3.08m (6' 3" x 10' 1")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

## DISCLAIMER

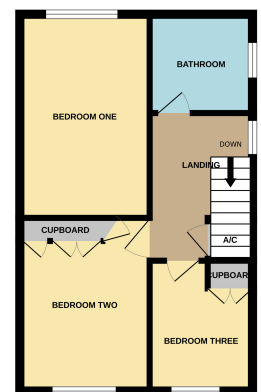
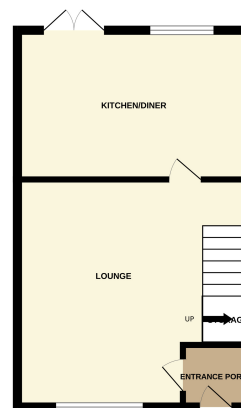
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## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (excluding fees, measurements of areas, volumes, levels and any other facts are approximate and not responsible to them for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the property purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency due to them.  
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