



**7 Broc-O-Bank, Doncaster , DN6 9DX**  
Offers In Excess Of £170,000 Freehold

  
**MARTIN&CO**



## Broc-O-Bank, Norton, Doncaster

3 Bedrooms, 1 Bathroom

Offers In Excess Of £170,000

- Chain Free
- Three Bedroom
- Semi Detached
- Popular Village
- Off Road Parking
- Close to schools and parks
- Close to local amenities

Available Chain Free: this fantastic three bedroom semi detached family home situated in the popular village of Norton. The property is on a corner plot and benefits from Off road parking and detached garage. Briefly comprising a living room, dining room, spacious Kitchen on the ground floor. There are two double bedrooms, a single bedroom and family bathroom on the first floor. The property is situated close to schools, parks and local amenities, as well

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as plenty of Yorkshire Countryside. You have easy access to A1 and M62 for commuting. This property perfect for any growing family and viewing is essential to appreciate the space it has to offer.

**LIVING ROOM** 11' 5" x 15' 8" (3.50m x 4.80m) A spacious front facing living room with feature fire place.

**DINING ROOM** 11' 4" x 12' 2" (3.46m x 3.73m) Separate dining room with feature fireplace and French doors leading to the garden

**KITCHEN** 11' 1" x 13' 1" (3.39m x 4.01m) Spacious Kitchen with a range of wood wall and base units, There is plumbing for washing machine, dishwasher and gas cooker

**BEDROOM** 11' 5" x 11' 10" (3.48m x 3.63m) Double bedroom to the rear of the property

**BEDROOM** 11' 6" x 8' 2" (3.51m x 2.49m) Double

bedroom at the front of the property with fitted wardrobes

**BEDROOM** 7' 10" x 8' 6" (2.41m x 2.60m) Single bedroom

**BATHROOM** 6' 2" x 5' 5" (1.89m x 1.66m) Family bathroom with white three piece suite and over bath shower.

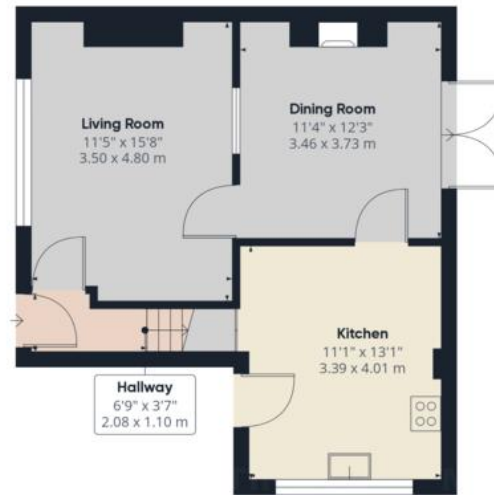
**EXTERNAL**











Ground Floor



Approximate total area<sup>(1)</sup>  
 867.57 ft<sup>2</sup>  
 80.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Martin & Co Doncaster

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

