



32 Headingley Road, Doncaster, DN6 9EN
Offers In Excess Of £190,000 Freehold


MARTIN&CO

Headingley Road, Norton

3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Three Bedroom
- Semi Detached
- Driveway
- Detached Garage
- Well Sought After Location
- Close to Schools
- Close to local amenities

Available Chain Free: A three bedroom Semi Detached house available in the highly sought after village of Norton. Briefly comprising a front facing Living Room, separate Dining Room and Kitchen on the first floor. There are two double bedrooms, a single bedroom and bathroom on the first floor. You will benefit from a driveway, detached garage and private enclosed garden. Close to schools, parks and local amenities this is a wonderful family home. Viewing is

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by appointment only so call now to arrange a viewing.

LIVING ROOM 14' 3" x 12' 1" (4.35m x 3.70m) Front facing living room with large window to allow plenty of natural light, the room opens into the dining room

DINING ROOM 10' 5" x 8' 9" (3.19m x 2.69m)
Separate Dining Room with French Doors leading to the private garden

KITCHEN 10' 4" x 7' 11" (3.16m x 2.42m) With a range of wood effect wall and base units, there is a gas free standing cooker, and plumbing for a washing machine. You also benefit from a walk in pantry for additional storage space

BEDROOM 13' 3" x 9' 1" (4.04m x 2.79m) Front facing Double bedroom

BEDROOM 11' 5" x 8' 4" (3.49m x 2.55m) Second Double Bedroom with built in wardrobes

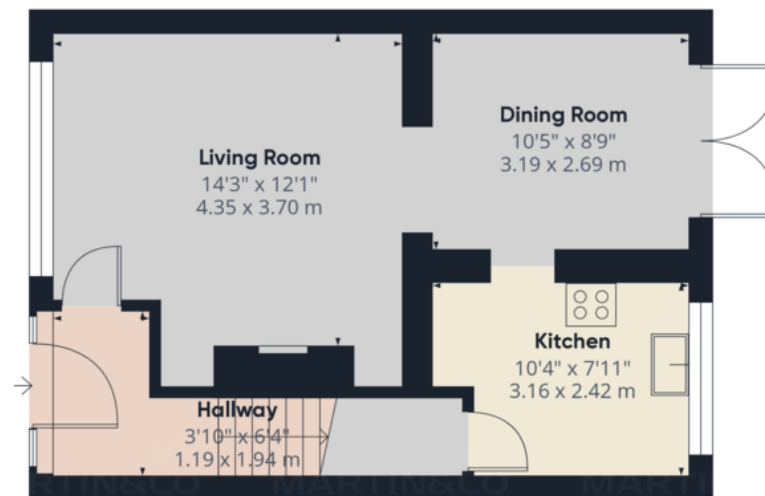
BEDROOM 7' 10" x 7' 9" (2.40m x 2.38m) Single front facing bedroom

BATHROOM 5' 6" x 6' 5" (1.68m x 1.98m) Bathroom with white three piece suite and over bath shower.

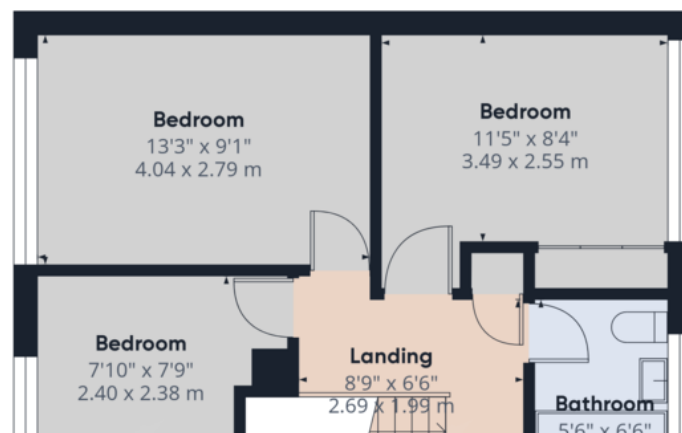








Ground Floor



Approximate total area⁽¹⁾
798.24 ft²
74.16 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that

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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.