



3 Manor Close , Doncaster , DN6 9DJ
Offers In Excess Of £170,000 Freehold


MARTIN&CO

Manor Close , Norton

2 Bedrooms, 1 Bathroom

Offers In Excess Of £170,000

- Available Chain Free
- Two Double Bedroom Semi-Detached
- Detached Garage
- Very Popular Location
- Close to Good Schools
- Close to Local Amenities
- Close to Good Transport Links

Available chain free, a great opportunity to purchase a deceptively large two bedroom semi-detached property in a great location. Early viewing is recommended to appreciate the space and style on offer.

Briefly comprising of a large entrance hall leading to the family bathroom and stylish kitchen. The kitchen opens into a generous lounge diner.

Located on the first floor are two generous double

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bedrooms.

Also benefits from a garage, off road parking and rear garden.

BEDROOM 13' 10" x 11' 10" (4.22m x 3.61m) A double bedroom situated on the first floor.

BEDROOM 10' 4" x 11' 9" (3.15m x 3.58m) A second double bedroom situated on the first floor.

KITCHEN 10' 3" x 11' 10" (3.12m x 3.61m) A modern fitted kitchen with a range of grey wall and base units complemented with grey marble effect worktops. Also benefits from an integrated double oven, induction hob, extractor fan and dishwasher.

LIVING ROOM/DINER 13' 11" x 19' 9" (4.24m x 6.02m) A spacious front facing living room complemented with a feature fireplace. There is also plenty of space for a dining table.

BATHROOM 5' 11" x 7' 7" (1.8m x 2.31m) A modern family bathroom fitted with a white three piece suite and over bath shower situated on the ground floor.

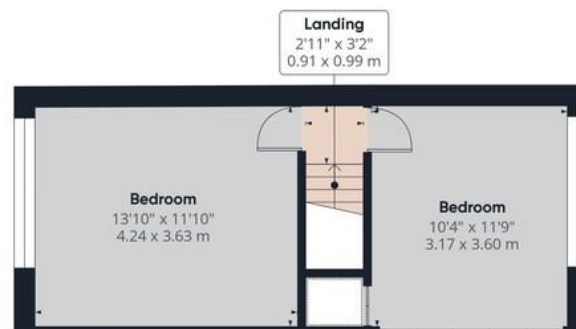








Ground Floor



Approximate total area⁽¹⁾
853.58 ft²
79.3 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.