

## Ladycroft Road, Armthorpe, Doncaster, DN3

Offers In Region Of £160,000

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**FANTASTIC OPPORTUNITY** to create the **PERFECT HOME**. Situated on a **LARGE CORNER PLOT**. In need of **MODERNISATION**. **NO ONWARD**.

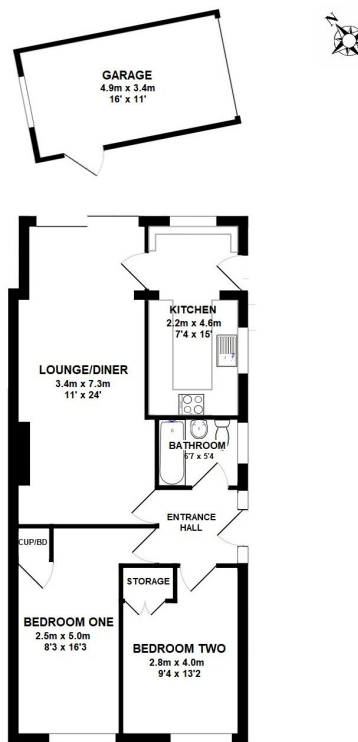
Situated on a large corner plot, this semi-detached bungalow boasts immense potential for transformation and personalisation. With a spacious layout, this property is waiting for your touch to bring it into the modern age. Though in need of modernisation, this presents an exciting opportunity for those looking to create their dream home. Generous garden to the front, side and rear. Additionally, there is a detached garage and drive.

**TENURE: FREEHOLD. EPC RATING: D. COUNCI TAX BAND: B**

## Key Features

- SITUATED ON A LARGE CORNER PLOT
- SO MUCH POTENTIAL TO MAKE A PERFECT HOME
- SPACIOUS LAYOUT INSIDE
- GENEROUS GARDENS TO THE FRONT, SIDE & REAR
- DETACHED GARAGE WITH DRIVE
- NO ONWARD CHAIN
- LOCATED IN A DESIRABLE AREA
- CLOSE TO ALL LOCAL AMENITIES
- EASY ACCESS TO MOTORWAY LINKS M18/M1/A1
- QUOTE SH0316 WHEN CALLING

14 LADYCROFT ROAD, ARMTHORPE, DONCASTER DN3 3RP



BUNGALOW - 67.3 SQ.M (724 SQ.FT)  
GARAGE - 13.4 SQ.M (144 SQ.FT)  
TOTAL - 80.7 SQ.M (868 SQ.FT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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