



## 22 The Lings

Armthorpe, Doncaster, DN3 3RH

Offers Over £150,000

A fantastic opportunity to purchase a well-presented semi-detached house on a sought after roadway within Armthorpe. With two comfortable bedrooms and a well-appointed bathroom, this property is perfect for small families or couples seeking a cosy home.

The modern open plan kitchen/dining room provides a warm and welcoming space, ideal for relaxation or entertaining guests. The property boasts ample off-road parking, accommodating up to three vehicles, along with the added benefit of a garage, ensuring convenience for those with multiple cars or hobbies.

One of the standout features of this home is its proximity to local amenities, reputable schools, and excellent motorway connections, making it an ideal choice for those who value accessibility and community. The absence of a chain further simplifies the buying process, allowing for a smoother transition into your new home.

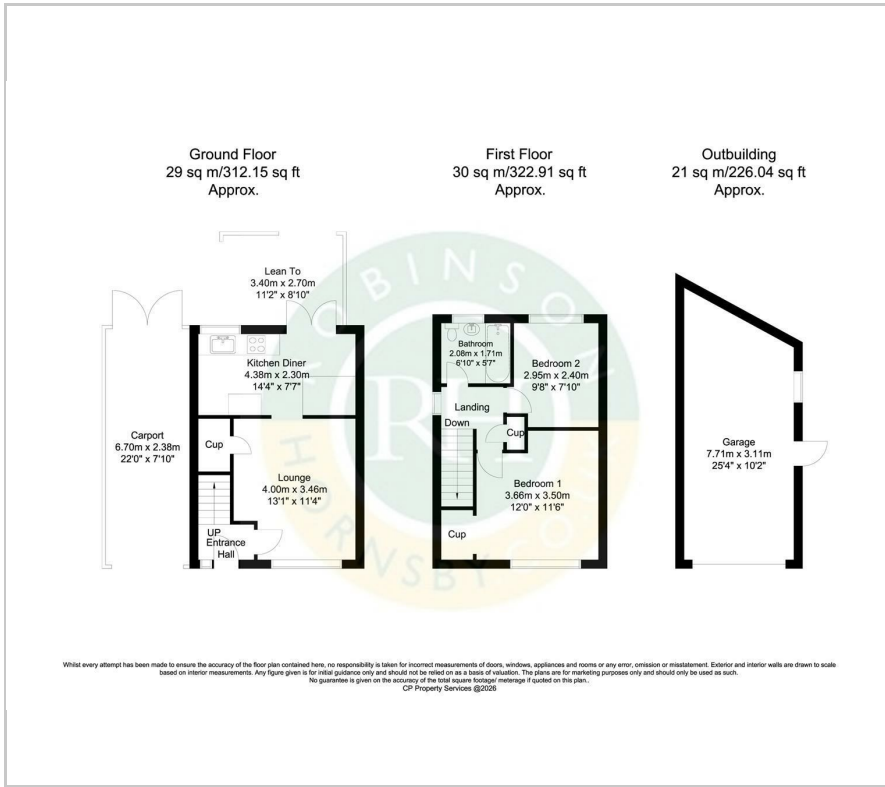
- Semi detached house
- Two good sized bedrooms
- Modern open plan kitchen/dining/living room
- Family bathroom with white suite
- Front and rear gardens
- Ample off road parking with car port and garage
- Close to local amenities, reputable schools and motorway connections
- Well presented throughout
- No onward chain
- Early viewing is recommended

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



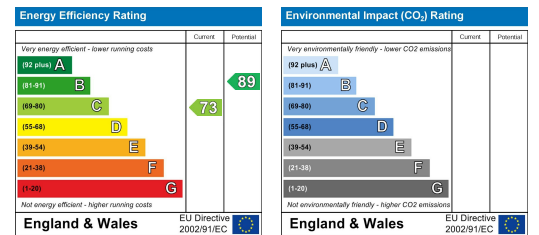
# Floor Plan



# Area Map



# Energy Efficiency Graph



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