



Alder Tree Therapy House Mere Lane

Armthorpe, Doncaster, DN3 2DG

Price On Application

This is a substantial semi detached property, offering accommodation in the region of 1500 sq ft, with garage to rear and hardstanding area to the front. Currently used for commercial purposes (consulting rooms), with 'A1' planning consent, although easy to convert back to residential (subject to consent). The ground floor comprises of; 2 large reception rooms, kitchen and WC. Store room and basement. 1st floor; 4 reception rooms, 3 suitable for bedrooms and one conversion to bathroom. Outside; to the rear is a small court / outside space, beyond which is a large detached single garage.

A good investment opportunity with many potential uses, both commercially or residentially.

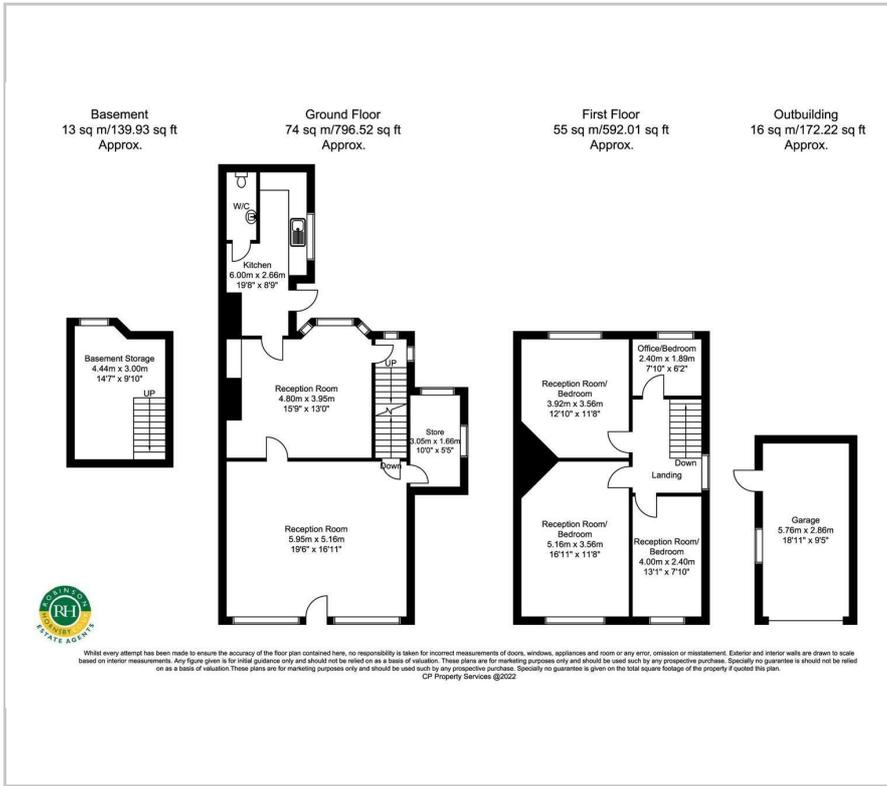
- sale by informal tender
- substantial semi detached property
- 2 large reception rooms
- current commercial use
- convenient location, amenities close by
- large detached garage
- wide forecourt
- residential opportunities
- excellent communication links
- good investment potential

Viewing

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



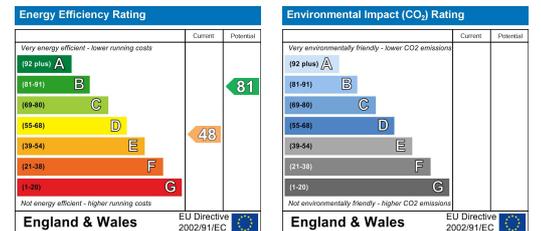
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.