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St Marys Drive, Armthorpe, Doncaster, DN3 3DW
Offers Over £130,000

**** OPEN TO VIEW SATURDAY 26TH APRIL 1PM - 3PM ****
HUGE POTENTIAL / SUIT INVESTORS, SPECULATORS OR DEVELOPERS/ 3 BEDROOM SEMI DETACHED HOUSE / DOUBLE GARAGE/ WORKSHOP / POPULAR ROADWAY WITHIN ARMTHORPE / PRICED TO SELL //

A good sized 3 bedroom semi detached house on a popular central roadway which will require updating. The property offers excellent potential for a builder/ speculator type, it does require work but has been priced accordingly. It has a gas central heating system, new combi boiler 2023, double glazing and briefly comprises: Entrance hall, open plan lounge and dining room, kitchen, rear pvc lobby, first floor landing, 3 bedrooms and a wet room. Outside are front and rear gardens, side driveway and a detached double garage. Close to Armthorpe centre, so all the shops etc. plus access to the M18 and motorway networks. VIEWING RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door with a matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a double panel central heating radiator and a door into the lounge.

LOUNGE

12'0" x 12'0" (3.66m x 3.66m)

A good sized front facing reception room, it has a PVC double glazed window to the front, an electric fire, a central heating radiator and a broad walk way through into the dining area.

DINING AREA

11'9" x 8'6" (3.58m x 2.59m)

With a timber casement double glazed window giving an outlook to the rear, a ceiling light, a central heating radiator and a door to the kitchen.

KITCHEN

11'3" x 10'0" (3.43m x 3.05m)

Fitted with a range of base and wall units finished with an oak cabinet door, there is a timber casement double glazed window, a single drainer stainless steel sink unit, room for domestic appliances, laminate flooring and a deep built in understairs storage cupboard which houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems. A further door gives access into a rear lean to style entrance porch.

LEAN TO ENTRANCE PORCH

This has a sliding patio door, PVC double glazing, a pitched polycarbonate roof and access into the rear garden.

FIRST FLOOR LANDING

This has a timber casement double glazed window to the side, an access point into the loft space, a deep built in cupboard and doors to the bedrooms and bathroom.

BEDROOM 1

12'2" x 12'0" (3.71m x 3.66m)

A good sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

BEDROOM 2

12'0" x 11'0" (3.66m x 3.35m)

A second double bedroom, it has a timber casement double glazed window to the rear, a central heating radiator, a ceiling light and a low level built in cupboard.

BEDROOM 3

9'0" x 8'0" (2.74m x 2.44m)

A comfortable sized third bedroom, it has a timber casement double glazed window to the front, a central heating radiator and a ceiling light.

SHOWER ROOM

The original bathroom has been reconfigured to create a shower room. It has a large walk in shower tray with a mains plumbed shower, including a rainfall style shower head, a wash hand basin and a low flush W/C. There is modern tiling, inset spotlighting to the ceiling, an extractor fan, a timber casement double glazed window and a tall contemporary style towel rail/ radiator.

OUTSIDE

To the front of the property, there is a lawned garden with brick walling and hedging to the front border, a dropped curb gives access to a side driveway which in turn leads to a detached double brick garage.

BRICK DOUBLE GARAGE

With a twin up and over door.

REAR GARDEN

The remainder of the garden is paved, creating a low maintenance sitting area.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing and timber casement double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2023.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific

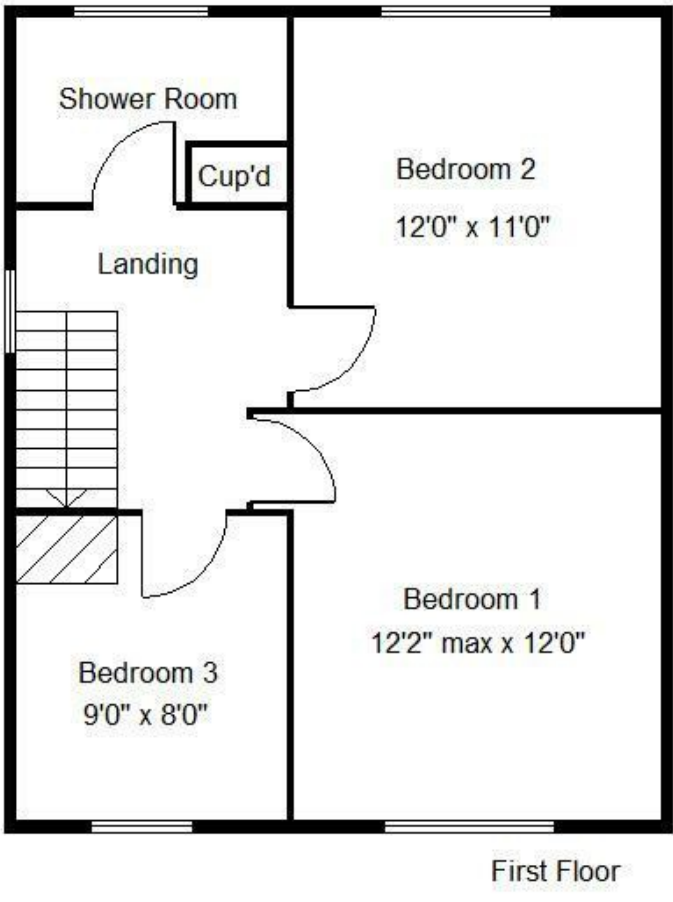
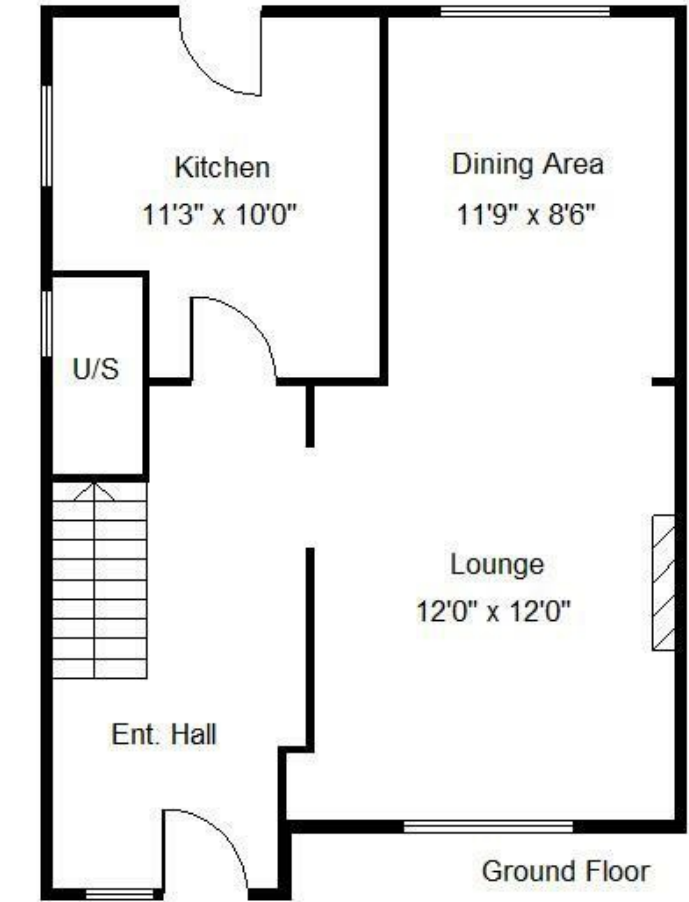
advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	