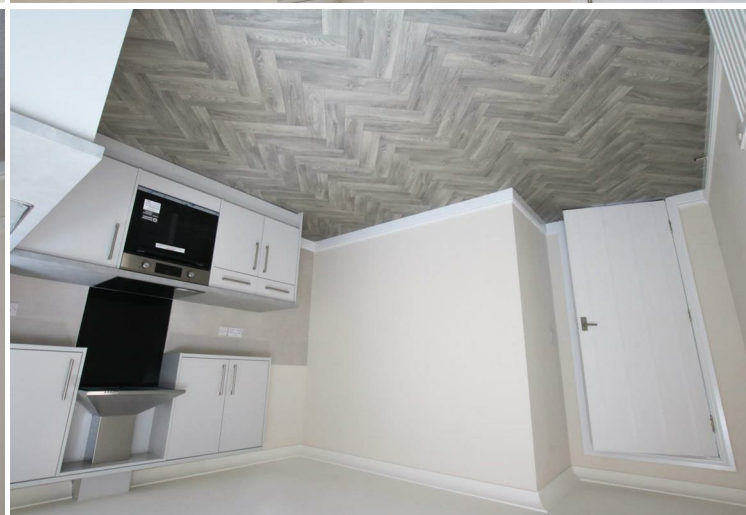
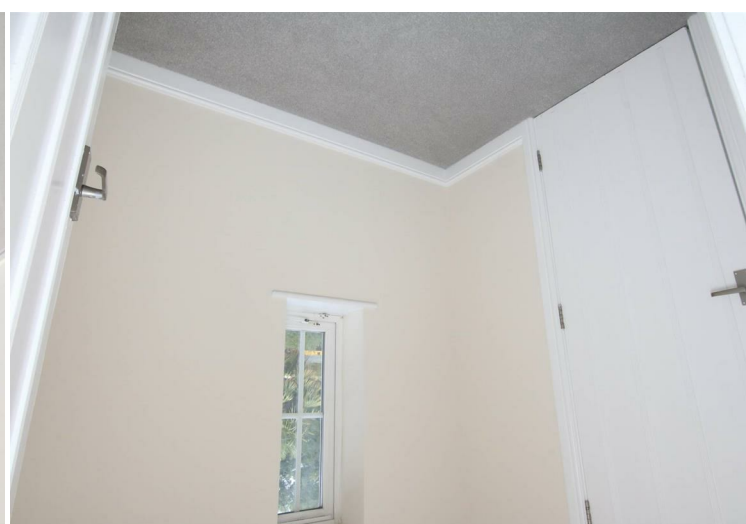
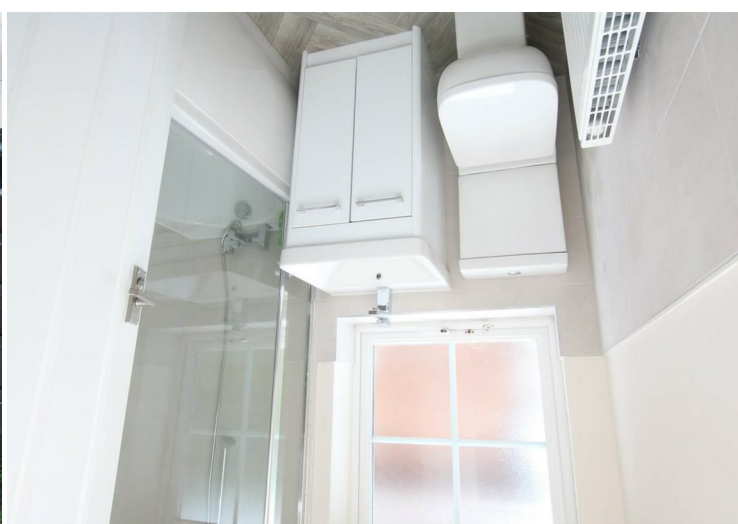




horton knights of doncaster

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Mansfield Crescent, Armthorpe, Doncaster, DN3 2AA  
Guide Price £145,000 - £150,000

2 BED PLUS NURSERY SEMI DETACHED HOUSE / NEW KITCHEN WITH INTEGRATED COOKING APPLIANCES / NEW BATHROOM & SEPARATE GF WC  
WITH WHITE SUITES / OFF ROAD PARKING / LONG REAR GARDEN WITH PRIVATE ASPECT / NO UPWARD CHAIN / VIEWING ESSENTIAL //

This refurbished semi detached house offers attractive and ready to move into living. Completely refreshed with a new kitchen, new bathrooms, fully redecorated and new floor coverings this will make a perfect home. It has a gas central heating with a combi type boiler, pvc double glazing and briefly comprises: Entrance hall with ground floor w/c off, spacious lounge with staircase to first floor, newly fitted dining kitchen with integrated cooking appliances, first floor landing, two double bedrooms plus a small nursery bedroom 3/ office, and a newly fitted bathroom with white suite and shower. It has off road parking to the front, a long rear garden which is not directly overlooked. Well placed with access to amenities within Armthorpe including local schools, shops, etc, plus access to the M18 motorway networks.

ACCOMMODATION

There is a pvc double glazed entrance door, which leads into the property's entrance hall

ENTRANCE HALL

This is all smartly presented, fitted with new vinyl flooring, a central heating radiator, a deep built in under stairs storage cupboards, central ceiling light, and door to ground floor w/c.

DOWNSTAIRS W/C

Newly fitted with a white suite comprising of a low flush w/c, wash hand inset to a vanity cabinet, a central heating radiator, vinyl floor covering, ceiling light and an extractor fan.

LOUNGE

15'8" into bay x 12'2" (4.78m into bay x 3.71m)

This is an attractive front facing reception room, it has a pvc double glazed bay window to the front, central heating radiator, central ceiling light and a staircase leading to the first floor accommodation.

NEWLY FITTED DINING KITCHEN

14'9" x 12'2" (4.50m x 3.71m)

All smartly finished with a range of modern high and low level units finished with a grey coloured cabinet door, a coordinating work surface and a tiled splash back. There is an integrated 4 ring ceramic hob, an extractor hood and an integrated oven. Single drainer stainless steel sink unit with mixer tap. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies domestic water and central heating systems. There is plumbing for an automatic washing machine, room for a tall fridge freezer, vinyl flooring, pvc double glazed

window, and two pvc double glazed double opening doors which lead out onto the rear garden.

FIRST FLOOR LANDING

There is an access point into the loft space, central ceiling light, smoke alarm and doors to bedrooms and bathroom.

BEDROOM 1

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

This is a good sized double bedroom, it has two pvc double glazed windows to the front, central heating radiator and a central ceiling light.

BEDROOM 2

12'2" x 10'3" (3.71m x 3.12m)

This is a good sized second double bedroom, it has two pvc double glazed windows to the rear, central heating radiator and a central ceiling light.

NURSERY/ OFFICE

6'6" x 5'8" (1.98m x 1.73m)

There is a pvc double glazed window to the side, central heating radiator, ceiling light and interconnecting door to bedroom 2.

HOUSE BATHROOM

This is all smartly finished with a new white suite comprising of a panelled bath with glazed shower screen and mixer shower, wash hand basin inset to vanity unit, low flush w/c, tiling to the bathing areas and splashbacks, vinyl flooring, central heating radiator, pvc double glazed window, extractor fan and a ceiling light.

OUTSIDE

To the front of the property there is a block paved driveway offering off road parking.

REAR GARDEN

To the rear there is an enclosed garden, this has concrete post and timber fencing to the perimeters, timber shed, cultivated garden ready for turf, paved patio and sitting area. To the rear of the garden there is a private back drop with woodland behind.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating. Combination type boiler, age.....TBC

COUNCIL TAX - Band A

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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