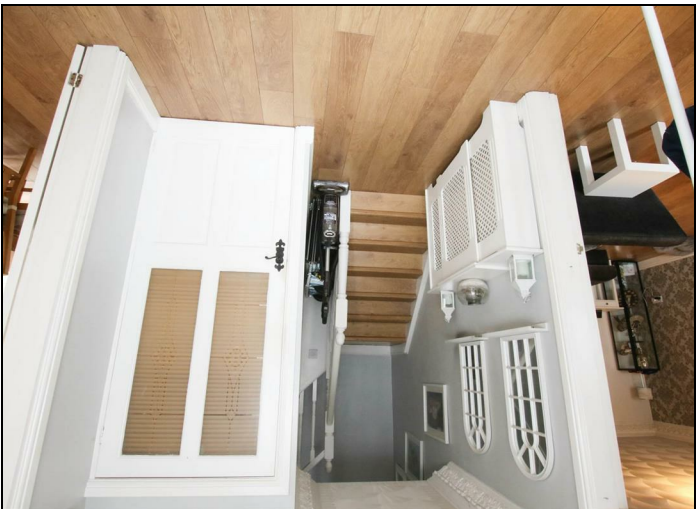
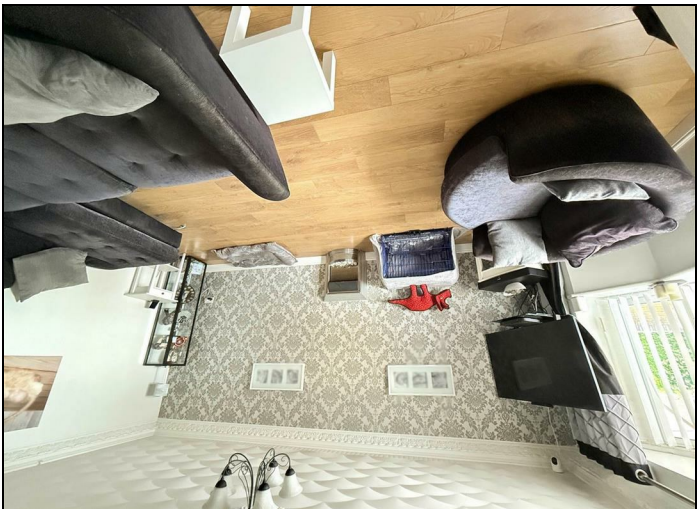
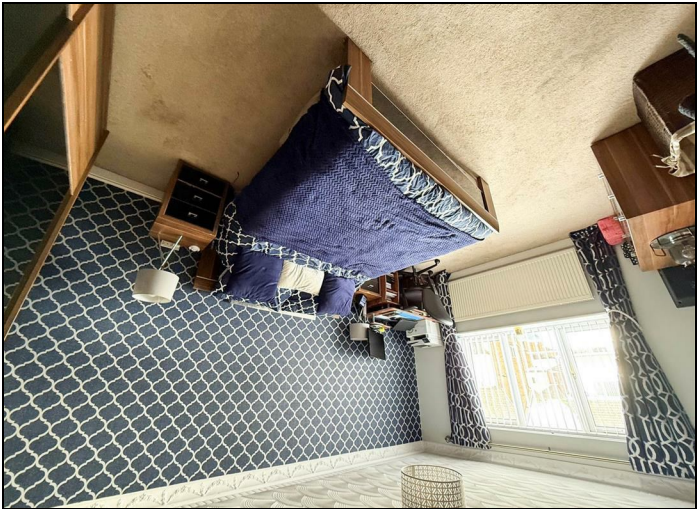
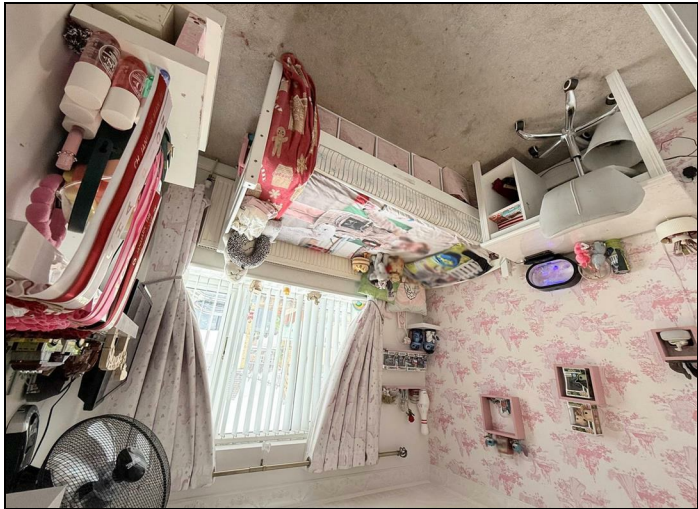
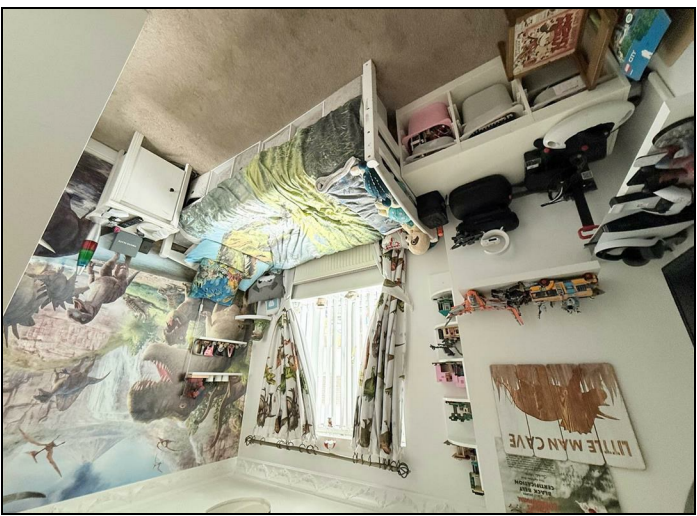
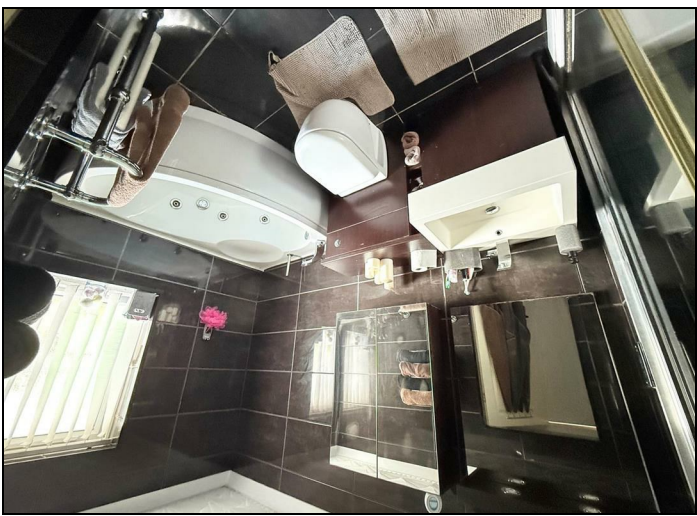
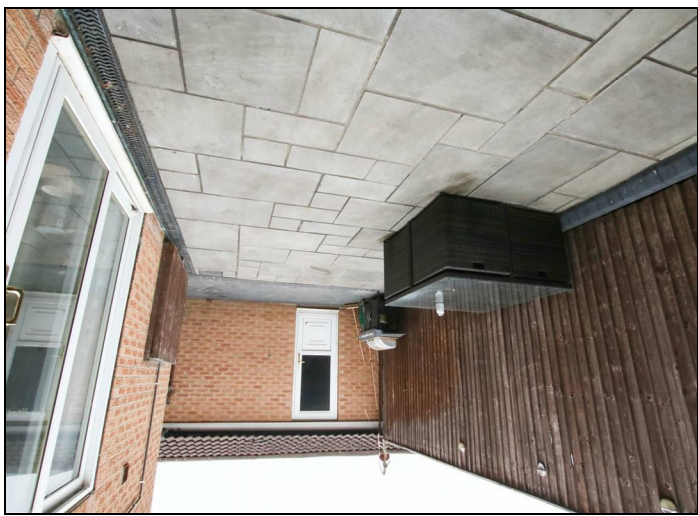




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Cleveland Road, Armthorpe, Doncaster, DN3 3DX
Asking Price £182,000

3 BEDROOM DETACHED HOUSE / DETACHED BRICK GARAGE / PVC DOUBLE GLAZING / GAS CENTRAL HEATING / OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES / SPACIOUS LOUNGE / 4 PIECE BATHROOM INCLUDING SHOWER ENCLOSURE / PRICED TO SELL / VIEWING ESSENTIAL //

A contribution towards your legal fees to a Maximum of £1300.00 + VAT is offered on this property subject to using the nominated Solicitors Ison Harrison.

This well proportioned double fronted detached family home sits within an easy reach of Armthorpe Village Centre. It benefits from double glazing and gas fired central heating throughout and comprises: Entrance hall, Lounge, fitted kitchen, ground floor wc. First Floor Landing: a really good size main bedroom and 2 further good size single rooms and a good size bathroom with a 4 piece suite. Outside the property has ample off-street parking to the front with a detached garage and a side Court Yard finished in Indian stone. The location of the property is one of its real winners though, it gives great access to all of Armthorpe villages many amenities including a supermarket, schools, bus routes and indeed the M18 beyond. An excellent family home which must be viewed to be appreciated. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

A double glazed composite style door with double glazed side screens gives access to the Entrance Hall.

ENTRANCE HALL

16'8" x 7'0" (5.08m x 2.13m)

There is an ornate coving to a textured ceiling, an Oak style laminated flooring, central heating radiator with decorative cover, stairs rising to the first floor and doors leading off to the ground floor accommodation.

GROUND FLOOR WC

This is smartly fitted with a white low flush wc and a wash hand basin set into a vanity unit with full ceramic tiling to the walls, Oak style laminated flooring continued through from the entrance hall, housing spotlights which are triggered by an automatic sensor.

LOUNGE

17'3" max x 11'4" (5.26m max x 3.45m)

Having a pvc double glazed bay window to the front, a central heating radiator, electric fire, ornate coving to a textured ceiling and a wood style laminated flooring continued through from the entrance hall.

KITCHEN

15'10" x 11'2" (4.83m x 3.40m)

The kitchen is fitted with a range of Shaker style wall mounted cupboards and base units with a beautiful Oak block work surface incorporating a 1½ bowl stainless steel sink with marble style tiled splashbacks. There is an integrated 5 ring gas hob finished in brush stainless steel with an extractor hood above plus an electric double oven. There is also an integrated fridge freezer and an integrated washing machine and dishwasher. Again, the Oak style laminated flooring is continued

through from the entrance hall with twin aspect having a pvc double glazed window to the front and double glazed sliding patio doors to the side, a central heating radiator with decorative cover and again deep ornate coving to a textured ceiling.

FIRST FLOOR LANDING

14'2" x 8'2" (4.32m x 2.49m)

This has an Oak style laminated flooring, ornate coving to a textured ceiling and doors leading off to the remaining accommodation.

MAIN BEDROOM

16'0" x 11'4" (4.88m x 3.45m)

This has a pvc double glazed window to the front, a central heating radiator and coving to a textured ceiling.

BEDROOM 2

10'2" x 8'0" max (3.10m x 2.44m max)

This has a pvc double glazed window to the front, a central heating radiator and coving to the ceiling.

BEDROOM 3

8'2" x 7'2" (2.49m x 2.18m)

This comprises of a pvc double glazed window to the front with a central heating radiator, coving to the ceiling, a loft hatch giving access into the loft space and a built-in wardrobe to the alcove.

HOUSE BATHROOM

10'11" x 5'2" (3.33m x 1.57m)

This is fitted with a 4 piece suite comprising of a low flush wc with concealed cistern, wash hand basin set into a vanity unit, corner set Whirlpool style bath and a separate double width shower cubicle housing a mains plumbed shower. There is full ceramic tiling to the walls

and further ceramic tiling to the floor with a heated towel rail/radiator, a pvc double glazed window to the rear, an extractor fan, spotlights to the ceiling again, triggered by an automatic sensor.

OUTSIDE

To the front of the property there is a really nicely maintained front driveway which has a brick built wall to the front boundary with folding cast iron gates. There is also a slate grey block paved driveway providing ample off street parking. The block paved driveway leads to the front entrance door which has an over hanging canopy which again is well lit with halogen spotlights. To the left side of the property again there is another area ideal for storage, particularly of a trailer or useful for a storage shed.

GARAGE

The garage has a pitched roof, up and over door to the front, a pvc personnel door to the side and has light and electricity supplies.

SIDE COURT YARD

The court yard is finished with Indian stone and has timber fencing to the boundary plus an access pathway to the rear elevation of the house, giving access to both sides.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various TBC

HEATING - Gas radiator central heating. Age of boiler TBC

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

