

horton knights of doncaster

sales
lettings
and service



Doncaster Road, Armthorpe, Doncaster, DN3 2BT
Asking Price £165,000

3 BEDROOM MID-TERRACE HOUSE / OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES / MODERN BATHROOM WITH SHOWER / FRONT BLOCKED PAVED PARKING AREA / LOW MAINTENANCE REAR GARDEN WITH PATIO AREA //

Well presented extended family home situated in sought after location close to amenities. Attractively priced home offering spacious accommodation set over two floors briefly comprising of; entrance porch & lobby, good sized lounge, home office or play area, open plan dining kitchen, rear lobby & ground floor WC. To the first floor are three good sized bedrooms and bathroom with modern white suite. The property has the added benefits of gas central heating, double glazing, solar panels, generous gardens to front & rear, off street parking. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

Having double glazed windows and access to.

ENTRANCE LOBBY

Having stairs to first floor.

LOUNGE

14'6" x 11'4" (4.42m x 3.45m)

Having front facing double glazed window, recessed chimney breast housing feature wood burning stove, coving to ceiling and a central heating radiator

DINING ROOM

8'1" x 7'10" (2.46m x 2.39m)

Having coving to ceiling, central heating radiator and double glazed french doors to the rear garden.

KITCHEN

15'11" x 13'8" (4.85m x 4.17m)

Having front & rear facing double glazed windows, range of modern fitted units, work top surfaces inset sink & drainer and mixer taps. Integral appliances include four ring induction hob with extractor over, double electric oven, microwave, dishwasher and wine cooler. Spot lights to ceiling, useful under stairs cupboard, central heating radiator and tiled floor.

REAR LOBBY/UTILITY AREA

6'4" x 3'10" (1.95m x 1.19m)

Having fitted cupboard, plumbing & recess for washing machine, tiled floor and door to outside

CLOAKROOM/WC

6'3" x 3'8" (1.93m x 1.12m)

Having rear facing double glazed window, low level Wc, pedestal hand wash basin with tiled splash back and a central heating radiator.

FIRST FLOOR LANDING

Having rear facing double glazed window, coving to ceiling and access to loft space

BEDROOM 1

10'4" x 7'11" (3.15m x 2.41m)

Having front facing double glazed window, built in wardrobe & further storage cupboard, coving to ceiling and a central heating radiator.

BEDROOM 2

11'5" x 7'5" (3.48m x 2.26m)

Having front facing double glazed window, coving to ceiling and a central heating radiator.

BEDROOM 3

8'6" x 8'2" (2.59m x 2.49m)

Having rear facing double glazed window, coving to ceiling and a central heating radiator.

BATHROOM/WC

8'11" x 5'11" (2.72m x 1.80m)

Having rear facing double glazed window, four piece modern whiter suite comprising, tiled panelled bath, shower area with screen, wall mounted hand wash basin and low level Wc. Tiling to walls & floor and a heated towel rail.

OUTSIDE

The front of the property has a fence enclosed block paved area providing ample off street parking.

REAR GARDEN

To the rear is a fence enclosed low maintenance garden with superb patio area & raised flower borders.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

SOLAR PANELS - The property is fitted with solar panels. Further details to follow.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to1600 mbps and upload speeds of up to 115 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.

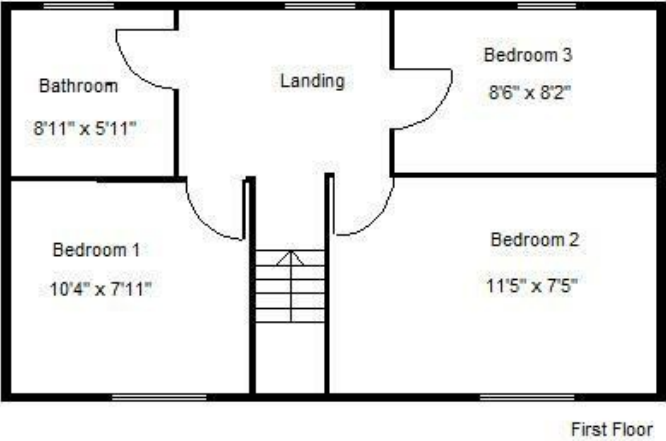
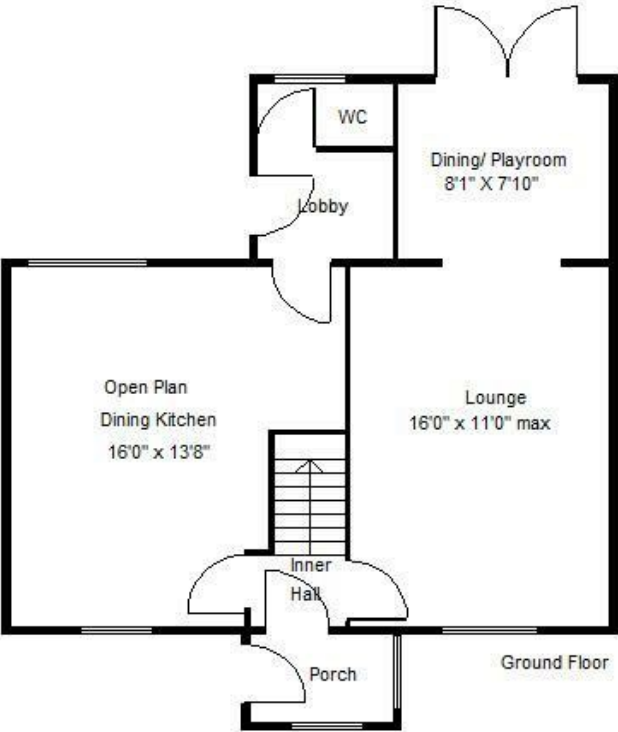
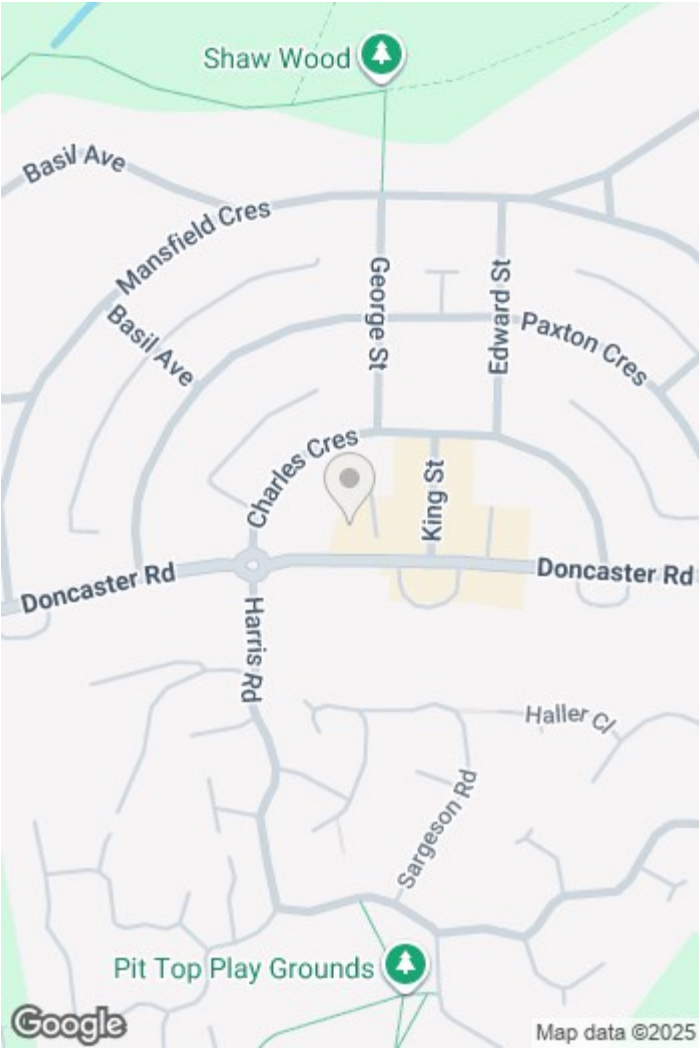
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
	72	81