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horton knights of doncaster



Mansfield Crescent, Armthorpe, Doncaster, DN3 2AA
Asking Price £185,000

IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE / LONG REAR GARDEN APPROX. 110 FT / WOODLAND BACKDROP / CONSERVATORY / THREE GOOD SIZED BEDROOMS / OFF ROAD PARKING TO THE FRONT /EARLY VIEWING RECOMMENDED //

Located on the section of the roadway where the properties enjoy long gardens with a woodland backdrop, a good sized 3 bedroom semi detached house. The rear garden extends to approx. 110 feet. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with large cloak room off, spacious lounge, fitted dining kitchen with integrated cooking appliances, PVC conservatory, ground floor bathroom with modern white suite and shower. First floor landing and 3 very good sized bedrooms. There is off road parking to the front and long rear garden with a woodland backdrop. Well placed within this popular residential area and therefore early viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished, it has a timber effect vinyl floor covering, a staircase to the first-floor accommodation with newly fitted carpet, central heating radiator, coving, central ceiling light and door to a deep cloak style storage cupboard. There is a shelf, PVC double glazed window, ceiling light and to the opposite side a door gives access into a spacious lounge. From the hall a door gives access into the bathroom.

LOUNGE

16'0" x 10'0" (4.88m x 3.05m)
All smartly presented it has a broad PVC double glazed window to the front, a feature fire set into a fire place with timber over mantel, double panelled central heating radiator, coving and central ceiling light. A broad opening continues into the dining kitchen.

DINING KITCHEN

12'10" x 9'0" (3.91m x 2.74m)
All smartly finished with a range of modern high and low level units finished with a white cabinet door, a contrasting rolled edge work surface, a four ring ceramic hob, extractor hood, and an integrated oven. There is plumbing for an automatic washing machine, room for an under counter fridge, a one and half bowl composite style sink with mixer tap, PVC double glazed window, PVC double glazed door, tiled flooring, coving, central ceiling light and a central heating radiator. A door from here leads into the conservatory.

CONSERVATORY

14'4" x 8'6" (4.37m x 2.59m)
A good size and extends part way across the rear elevation. It has PVC double glazing, vinyl floor covering, lean-to polycarbonate style roof and a PVC double glazed door.

BATHROOM

This is all smartly finished with a modern white suite which comprises of a panelled bath with shower screen, mains plumbed thermostatic shower with rainfall style shower head, wash basin inset to vanity unit, low flush W/C, a continuation of the timber effect vinyl flooring, central heating radiator, coving, central ceiling light and PVC double glazed window.

FIRST FLOOR LANDING

There is a PVC double glazed window looking out over the property's rear garden, access point into the loft space and doors to the bedrooms.

BEDROOM 1

16'0" x 10'10" (4.88m x 3.30m)
A large double bedroom as evidenced by the room measurements, it has two PVC double glazed windows to the front, central heating radiator, coving and ceiling light.

BEDROOM 2

12'9" x 9'0" (3.89m x 2.74m)
This has a PVC double glazed window to the rear, central heating radiator, coving and a central ceiling light.

BEDROOM 3

12'10" x 7'6" (3.91m x 2.29m)
A comfortable third bedroom it has a PVC double glazed window to the front, central heating radiator, coving and central ceiling light.

OUTSIDE

To the front of the property there is a shared drive with double gates which give access onto a blocked paved driveway which has been extended towards the front of the property providing off road parking. There is a raised flower bed, timber fencing and a front lawn.

REAR GARDEN

This is a long garden which is mainly lawned with fencing/hedging to the perimeters it is subdivided into sections with seating areas, ornate hedges all backed on to open woodland to the rear. It has two brick out buildings, two sheds and a greenhouse, all to be including in the price.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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

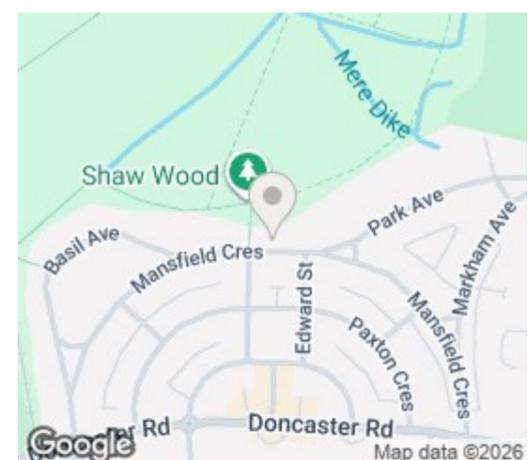
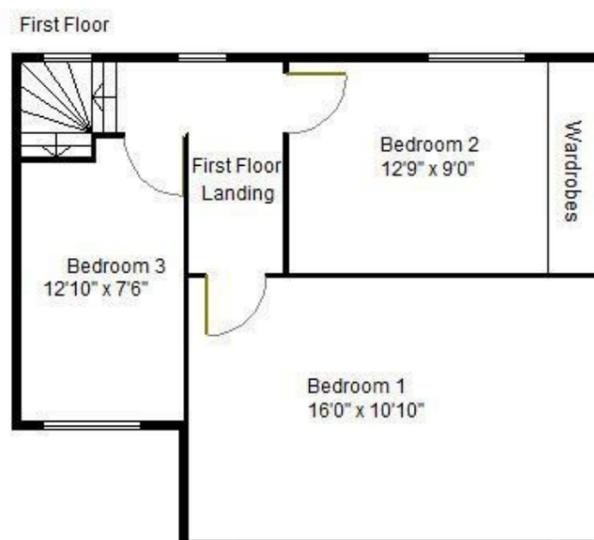
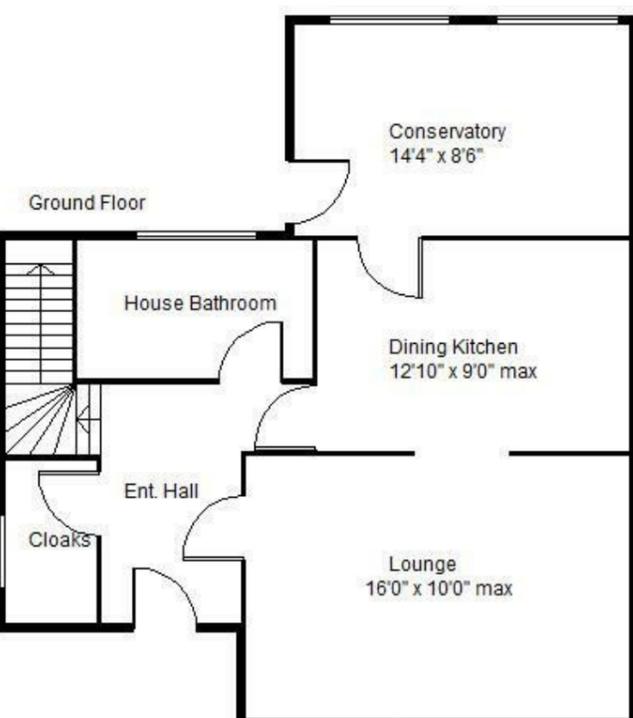
DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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		
(81-91)	B		
(69-80)	C		
(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	