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Melwood Court, Armthorpe, Doncaster, DN3 3RS  
Asking Price £169,950

**2 BEDROOM SEMI-DETACHED BUNGALOW / NICELY PRESENTED THROUGHOUT / SPACIOUS LOUNGE / FITTED KITCHEN / 2 GOOD SIZED DOUBLE BEDROOMS / SHOWER ROOM / DRIVEWAY & GARAGE / EXCELLENT LOCATION / NO CHAIN / VIEWING RECOMMENDED //**

Immaculate 2 bedroom semi-detached bungalow in a popular location on the fringe of Armthorpe, gas central heating via a combination type boiler, pvc double glazing including sliding patio doors on to the rear garden and briefly comprises: Spacious lounge with a bow window, fitted kitchen, inner lobby, 2 good sized double bedrooms and a shower room. Outside are front and rear gardens, a long side driveway and a garage. The property is well placed with access to Armthorpe's many and varied amenities plus easy access to the motorway networks. VIEWERS WILL NOT BE DISAPPOINTED.

**ACCOMMODATION**

A pvc double glazed entrance door leads into the kitchen.

**KITCHEN**

**12'4" x 7'0" (3.76m x 2.13m)**

The kitchen is fitted with a range of modern high and low level units finished with a roll edge work surface. There is a deep recess suitable for a free standing gas cooker with an extractor hood above, plumbing for an automatic washing machine and room for under counter fridges and freezers etc. There are two pvc double glazed windows, vinyl flooring, ceiling light, smoke alarm, central heating radiator and a tall built-in storage cupboard.

**LOUNGE**

**14'0" x 13'6" (4.27m x 4.11m)**

This an attractive front facing reception room, it has a pvc double glazed bow window to the front, a feature fireplace with a living flame gas fire inset, coving to the ceiling, double panel central heating radiator, ornate ceiling rose, matching wall and a central ceiling light.

**INNER LOBBY**

This has an access point into the loft space, smoke alarm and doors to the bedrooms and shower room.

**BEDROOM 1**

**12'6" x 10'6" (3.81m x 3.20m)**

An attractive rear facing bedroom which has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, coving, smoke alarm, ceiling light and a range of in-built wardrobes concealing hanging rail and storage with a further cupboard along side.

**BEDROOM 2**

**10'2" x 9'6" (3.10m x 2.90m)**

This bedroom is presently displayed and used as a dining room, it has a pvc double glazed sliding patio doors that give access into the rear garden, a central heating radiator, and a central ceiling light.

**SHOWER ROOM**

The original bathroom has been reconfigured to create a more practical shower room, it has a corner entry shower enclosure with an independent electric shower, wash hand basin and a low flush wc. There is a central heating radiator, vinyl flooring, pvc double glazed window, inset spotlighting to the ceiling and a deep corner cupboard with shelving.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a enclosed garden with double opening gates which give access onto a drive which provides car standing which continues along the side of the property and leads to a detached garage, there is a central lawn and flower beds.

**REAR GARDEN**

Again, all enclosed with concrete posts and timber fencing to the perimeters, there is a paved patio and sitting area which extends across the rear elevation and leads onto a lawn.

**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 via a combination type boiler which is located in the loft. 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

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