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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

A composite type double glazed entrance door leads into the property's entrance porch.

ENTRANCE PORCH

This has a pvc double glazed window to the front, electric radiator inset spotlighting, vinyl floor covering and glazed inner leading into the entrance hall.

ENTRANCE HALL

This has a staircase to the first-floor accommodation with a brushed steel contemporary style handrail, central ceiling light and a door to the lounge.

LOUNGE

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

An attractive and good size room, it has a pvc double glazed window to the front, a brick fireplace which is home for a multi-fuel burner set onto a tiled hearth. There is laminate flooring, double panelled central heating radiator, coving, central ceiling light and a broad opening which continues through into a dining and/or play room.

DINING ROOM/PLAY ROOM

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

This has 2 pvc double glazed double opening doors which leads out into the property's rear garden, central heating radiator, laminate flooring, coving and a central ceiling light.

KITCHEN

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

This is all beautifully finished with a range of modern high, and low-level units finished with a light grey handleless style cabinet door with a contrasting diamante style quartz work surface incorporating a four-ring induction hob with matching splashback and extractor hood above, a composite style sink with a

boiling hot water tap. There is also an integrated double oven, combination style microwave, an integrated dishwasher, integrated fridge freezer. There are 2 pvc double glazed windows to the front and rear elevations, a tiled floor covering, a deep recess suitable for an American style fridge freezer, deep built-in understairs storage cupboard, inset spotlighting to the ceiling, wine rack and a glazed door which returns to a utility room.

REAR LOBBY/UTILITY AREA

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

This is finished with a range of coordinating units including a laundry unit which incorporates or has plumbing for a washing machine, room for a tumble dryer and a pull-out washing tray. There is a pvc double glazed door which gives access to exterior and ground floor wc.

CLOAKROOM/WC

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

This is fitted with a 2-piece white suite comprising of a low flush wc, wash hand basin, central heating radiator, a continuation of the tiled flooring, pvc double glazed window, ceiling light and coving.

FIRST FLOOR LANDING

This has a rear facing double glazed window, coving to the ceiling and access to the loft space

BEDROOM 1

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

This has a front facing double glazed window, built-in wardrobes and a further storage cupboard, coving to the ceiling and a central heating radiator.

BEDROOM 2

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

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

BEDROOM 3

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

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

HOUSE BATHROOM

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

This is all beautifully finished with a modern contemporary theme which includes a double ended bath with a central mixer tap and shower rinse, a walk-in shower with a mains plumbed thermostatic shower including a rainfall style shower head, an illuminating display niche, floating wash hand basin inset to vanity unit and a matching low flush wc. There is modern tiling to the walls, coordinating floor tiles, pvc double glazed window, waterproof style ceiling with inset spotlighting, extractor fan and surround sound.

OUTSIDE

To the front of the property there is a good-sized garden which has a dropped kerb giving access to a gated driveway which continues into the front of the property. It is all block paved and provides ample car parking for several cars and external lighting.

REAR GARDEN

This is a good-sized garden again, all nicely enclosed. There are paved patio and sitting areas which extend across the rear and side elevations. There is a central artificial lawn with a children's play area with specialized rubber matting. There is a raised flower border stocked with a variety of maturing shrubs and plants, several out buildings including a greenhouse.

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 TBC.

SOLAR PANELS - The property is fitted with solar panels which are owned.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 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.

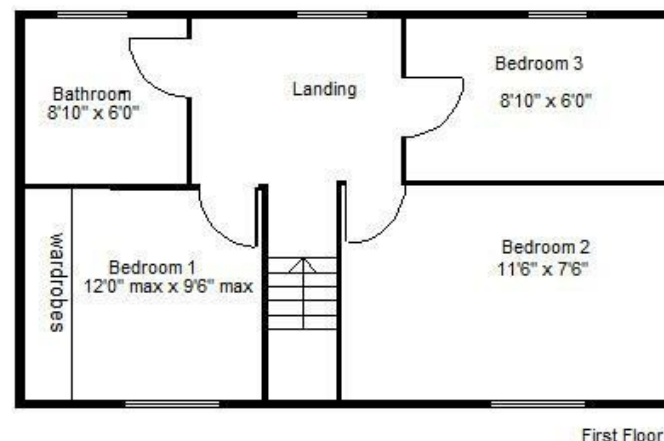
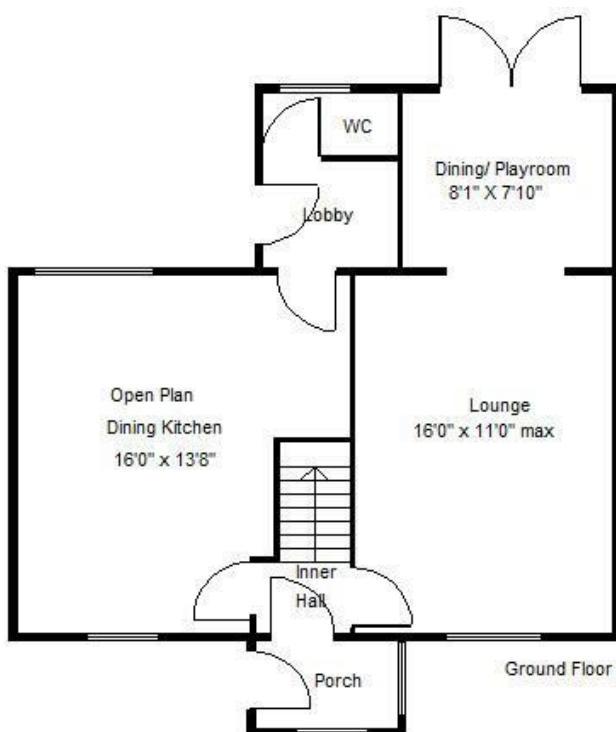
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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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			
		72	81
England & Wales		EU Directive 2002/91/EC	