

horton knights of doncaster

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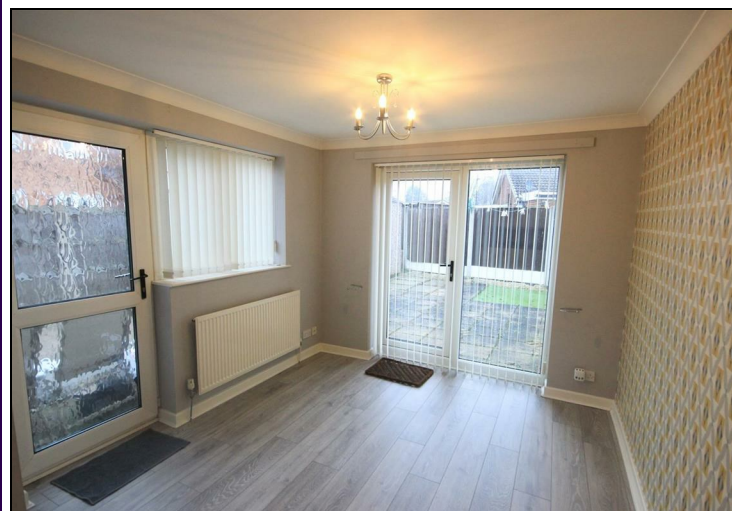
15 Wickett Hern Road, Armthorpe, Doncaster, DN3 3SS



Extended to the rear, this 3 bedroom semi detached house, enjoys a lovely position off the main thoroughfare and therefore may have a little more to offer.

The property sits off Wickett Hern Road, in a small close, offering attractive living in this sought after area. It has a gas radiator central heating system fitted, PVC double glazing and briefly comprises: Entrance hall, spacious lounge, modern extended 'L' shaped dining kitchen, sitting area/playroom, landing, three bedrooms and a contemporary bathroom. Outside to the front, there is an open plan garden with a driveway to the side which leads to a detached garage, whilst to the rear there is a hard landscaped garden designed for easier and lower maintenance. Good location close to local amenities including shops and schools plus good access to the M18 motorway network. Internal viewing recommended.

Offers Around £155,000



ACCOMMODATION

A pvc double glazed door with decorative glazed inset and matching side screen leads into the entrance hall.

ENTRANCE HALL

This has neutral decorations which sets the theme for the remainder of the property, there is a staircase leading to the first floor accommodation, a central heating radiator, a ceiling light point, the central heating thermostat control, a smoke alarm and a door which leads into the lounge.

LOUNGE

4.47m x 3.81m max (14'7" x 12'5" max)

This is a nice bright room having a pvc double glazed window to the front, a feature ornate fireplace with marble inset and hearth and an electric fire inset, a central heating radiator, a central ceiling light, wall lights, an under stairs storage cupboard and a door which leads into the dining kitchen.

EXTENDED L SHAPED DINING KITCHEN

4.75m x 2.97m max (15'7" x 9'8" max)

This has been extended over the years to create a larger L shaped living space, the kitchen area is fitted with a range of modern high and low level units finished with white high gloss doors and a contrasting roll edge work surface over which incorporates a stainless steel sink unit with mixer tap and a stainless steel four ring gas hob with integrated oven beneath and chimney style extractor hood above. There is an integrated fridge, freezer, dishwasher and microwave, two light points, wood effect laminate flooring, a central heating radiator and a pvc double glazed window. This opens directly into an extension which can offer varying uses, a second sitting area, playroom etc.

SITTING AREA

3.00m x 2.87m (9'10" x 9'4")

It has two pvc double glazed double opening doors which lead onto the rear garden, a pvc double glazed window to the side elevation, and a further PVC double glazed door to the side. There is a central heating radiator, a central ceiling light and a continuation of the wood effect laminate flooring.

LANDING

There is a spindled banister rail, a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

3.81m x 2.69m max (12'5" x 8'9" max)

A nice double bedroom, with a pvc double glazed window to the front elevation, a central ceiling light and a central heating radiator.

BEDROOM 2

3.30m x 2.62m (10'9" x 8'7")

A second double bedroom, with a pvc double glazed window to the rear elevation, a central heating radiator, a central ceiling light and a built-in cupboard.

BEDROOM 3

2.97m x 1.98m (9'8" x 6'5")

Has a pvc double glazed window to the front, a central ceiling light, a central heating radiator and a built-in cupboard.

BATHROOM

Fitted with a white suite that comprises of a panelled bath with an independent electric shower over, a pedestal wash basin and a low flush w/c. Finished with ceramic tiling to the walls, matching ceramic tiled flooring, a pvc double glazed window, and a central ceiling light.

OUTSIDE

To the front of the property, there is an open plan lawn and a block paved driveway to the side for two/three cars which in turn leads to double opening wrought iron gates leading to the side of the property which has a security light and on to a detached garage.

GARAGE

With a metal up and over door and power and light laid on.

REAR GARDEN

This is hard landscaped with shaped flower beds and borders stocked with a variety of shrubs and plants and concrete posts and timber fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

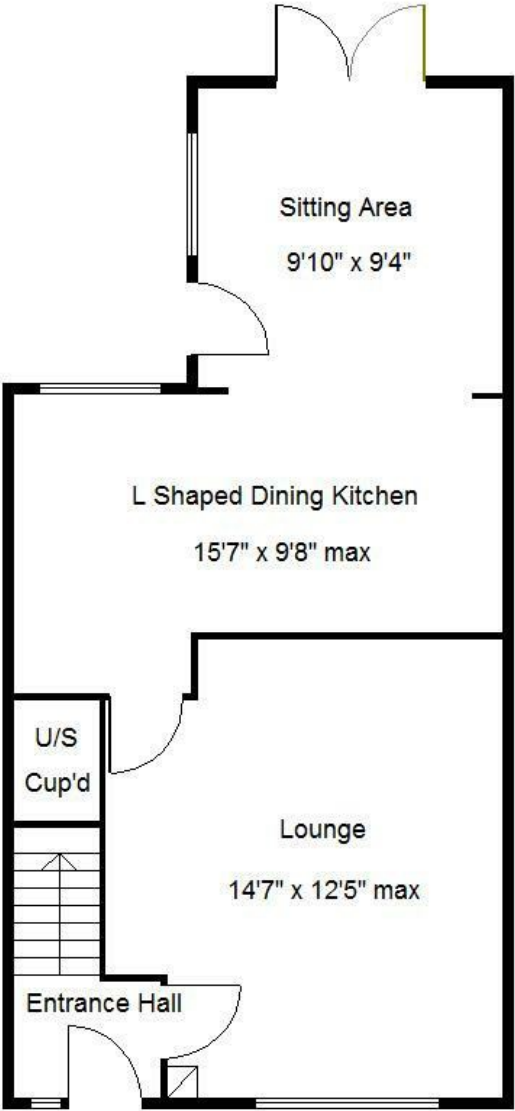
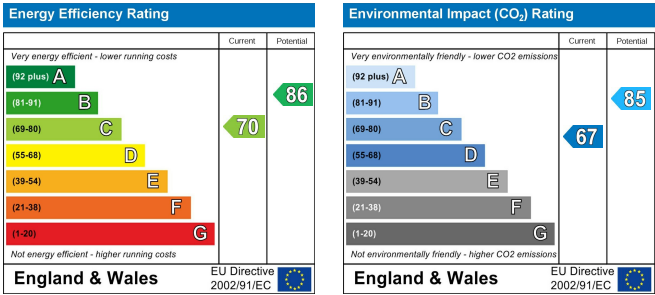
HEATING - The property has a gas radiator central heating system installed.

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.

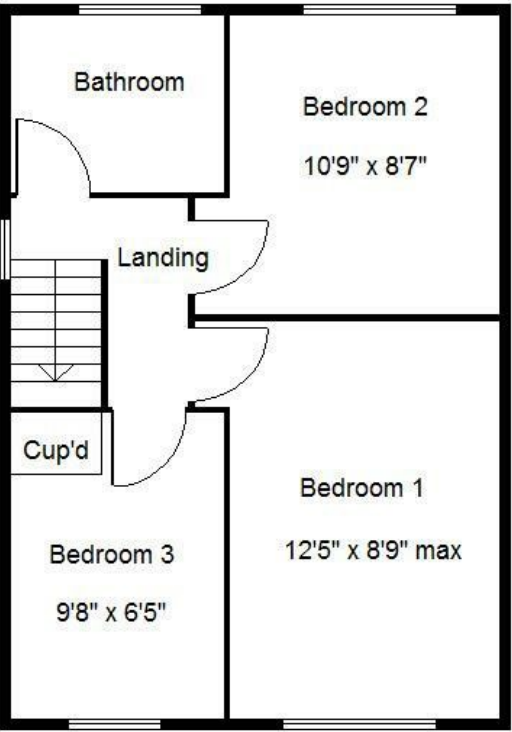
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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Ground Floor



First Floor