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horton knights of doncaster



Paxton Crescent, Armthorpe, Doncaster, DN3 2AW  
Asking Price £135,000

**A GOOD SIZED 3 BEDROOM DOUBLE FRONTED SEMI DETACHED HOUSE / POPULAR ROADWAY WITH LONG REAR GARDEN / POTENTIAL FOR OFF ROAD PARKING TO THE REAR / SOME UPDATING REQUIRED / PERFECT FOR AN ENTHUSIASTIC DIYER / NO CHAIN / VIEWING RECOMMENDED //**

Located on this popular crescent within Armthorpe, a good-sized, 3 bedroom double fronted semi detached house. The property will require some rejuvenation however, it has a modern boiler installed 2021, and PVC double glazing installed 2014 and briefly comprises: Entrance hall, dual aspect lounge, spacious dining kitchen, ground floor bathroom. On the first floor there are 3 good sized bedrooms. The property stands on a large plot, and the rear gives access onto a wide lane and therefore potential for further off-road parking / garages workshops to the rear. Well placed with access to all Armthorpe's many and varied amenities including a good variety of shops schools, health care etc. PRICED TO SELL. VIEWING RECOMMENDED.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a staircase to the first-floor accommodation, a central ceiling light, coat rail and a door leading into lounge.

**LOUNGE**

**16'8" x 11'6" (5.08m x 3.51m)**

A good-sized dual aspect room with front and rear facing PVC double glazed windows. There are two central heating radiators, a fireplace with a gas fire inset, (not tested) and a central ceiling light.

**DINING KITCHEN**

**14'0" max x 10'10" (4.27m max x 3.30m)**

This has a range of base and wall units with the work surface over, a single-drainer stainless steel sink unit with a mixer tap, built-in oven and hob, two PVC double-glazed windows, timber casement half glazed door, central heating radiator, understairs storage area and a ceiling light.

**GROUND FLOOR BATHROOM**

This is fitted with a coloured suite that comprises of a panelled bath, pedestal wash basin and a low flush wc. There is an electric shower over the bath, a PVC double glazed window, central heating radiator and a ceiling light.

**FIRST FLOOR LANDING**

This has a PVC double glazed window with an outlook over the rear garden and doors to the bedrooms and bathroom.

**BEDROOM 1**

**16'9" x 10'6" (5.11m x 3.20m)**

This is a large double bedroom, it has a dual aspect

with two PVC double glazed windows facing the front and rear, two inbuilt cupboards one over the stairs and a second cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems (not tested), central heating radiator and a ceiling light.

**BEDROOM 2**

**12'6" x 11'6" (3.81m x 3.51m)**

This is a good size second double bedroom, it has a pvc double glazed window to the front, a central heating radiator and a ceiling light.

**BEDROOM 3**

**8'6" x 8'6" (2.59m x 2.59m)**

An excellent size third bedroom evidenced by the room measurements. It has a PVC double-glazed window and a ceiling light.

**OUTSIDE**

To the front, there is a part enclosed garden with walling and fencing to the perimeters. There is a paved pedestrian pathway which gives access to the front door and continues along the side of the house giving access into the rear garden.

**REAR GARDEN**

The rear garden itself is overgrown, however, a good size. There is a garage within the rear garden and therefore potential for vehicular access for additional off-road parking if required.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units approx. 2014.

HEATING - Gas radiator central heating. Age of boiler 2021.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

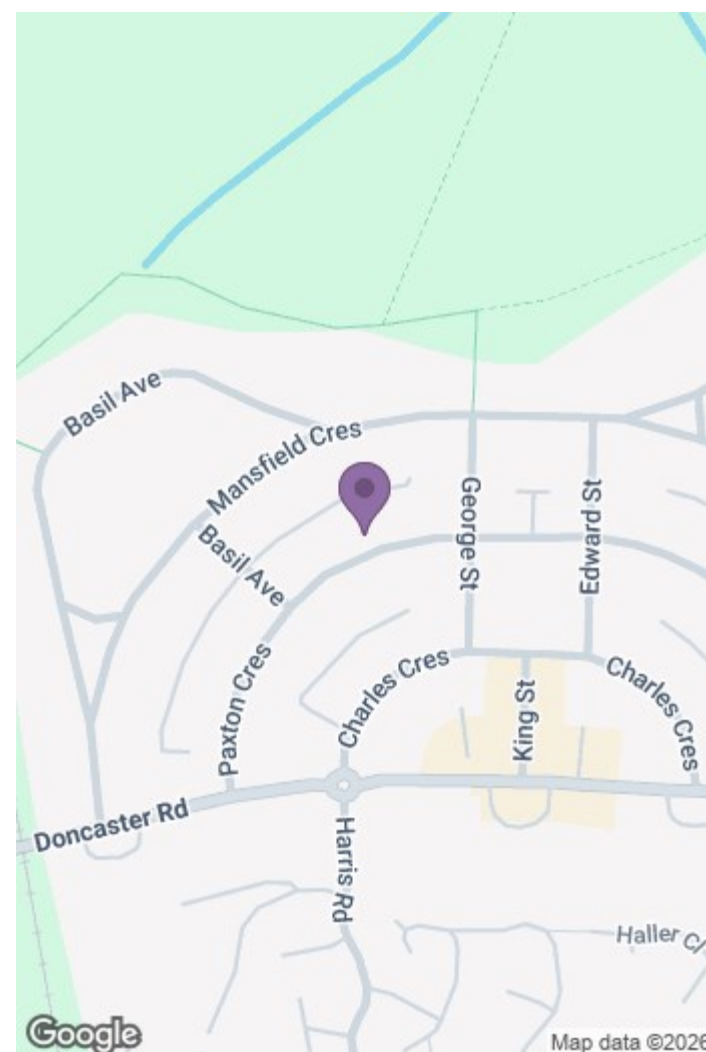
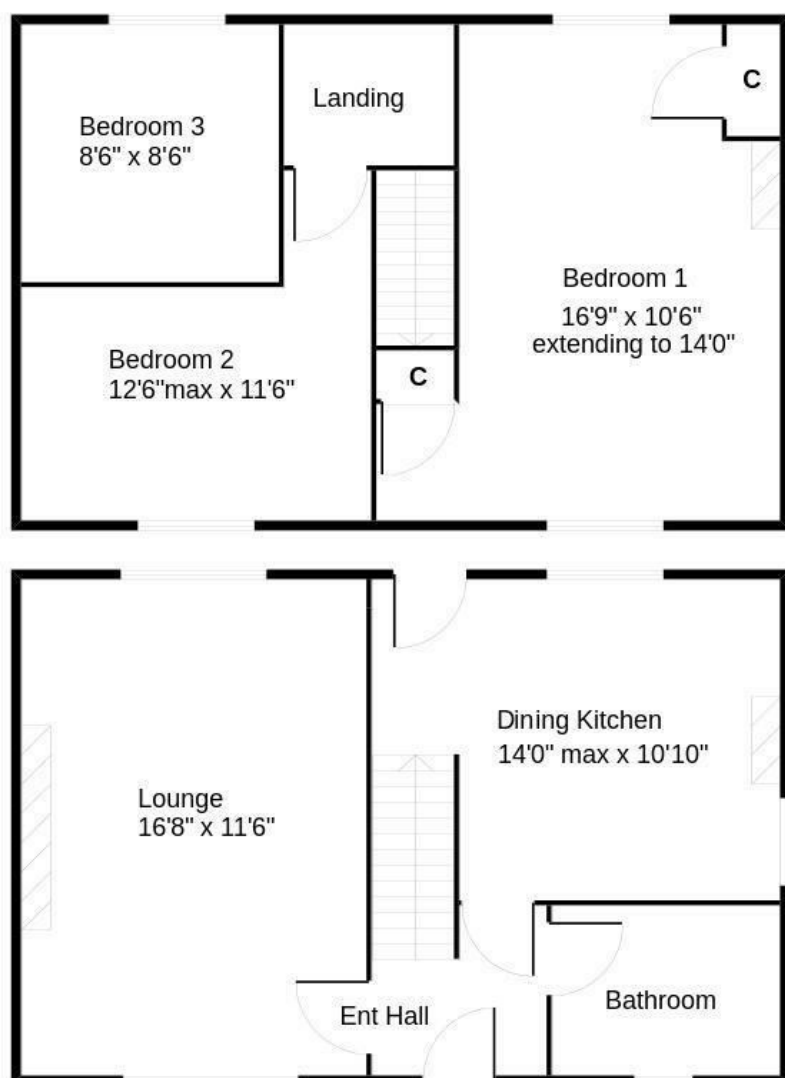
VIEWING - By prior telephone appointment with horton knights estate agents.

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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		