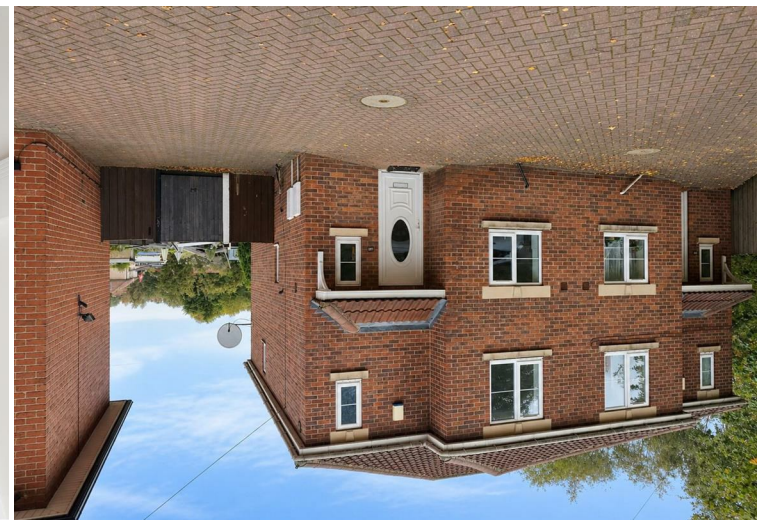

horton knights of doncaster

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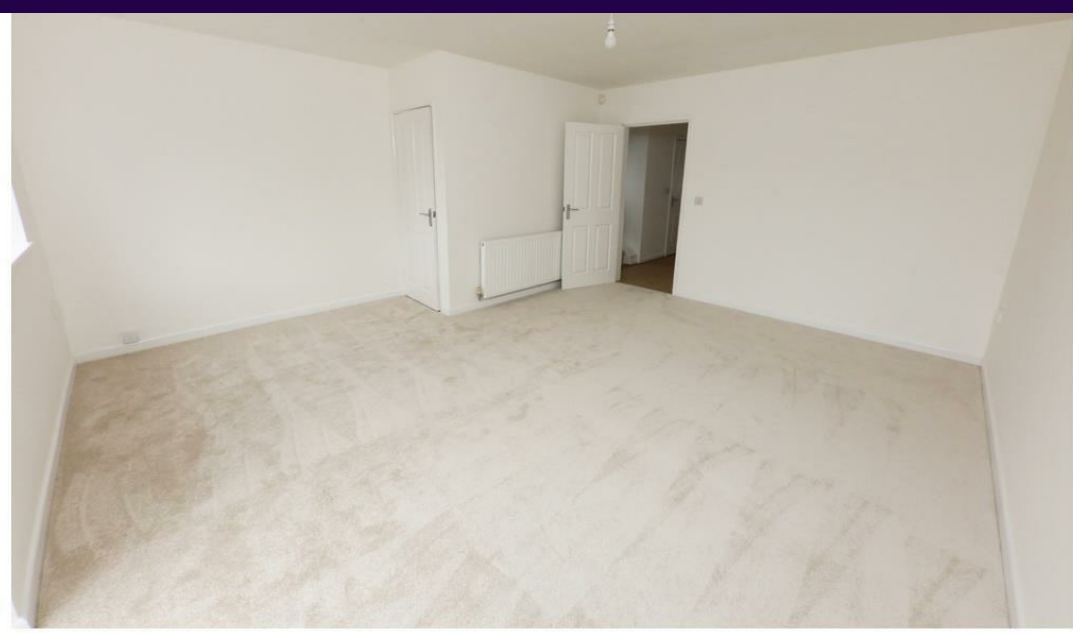


Doncaster Road, Armthorpe, Doncaster, DN3 2BS
Asking Price £175,000

IMMACULATELY PRESENTED / RENOVATED / 3 BEDROOM SEMI DETACHED HOUSE / 2 OFF ROAD PARKING SPACES / NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES / SPACIOUS OPEN PLAN LIVING ROOM / EN-SUITE TO MASTER BEDROOM / FRESHLY DECORATED & NEW FLOOR COVERINGS / EARLY VIEWING ESSENTIAL /CHAIN FREE //

An early internal inspection is highly recommended on this modern 3 bedroom semi detached house. It's upgraded with a lovely new kitchen, newly decorated and new floor coverings. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with a ground floor wc off, spacious open plan living room with double doors onto the rear garden, newly fitted kitchen with integrated appliances. On the first floor there are 3 bedrooms, the main bedroom has an en-suite shower room and a modern white bathroom. Outside are enclosed rear gardens with a more private aspect to the rear, and 1 off road car parking space to the front. Great location with access to both the City Centre and Armthorpe centre. Priced to sell. NO UPWARD CHAIN.

ACCOMMODATION
A PVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL
This is all finished with modern laminate flooring, a staircase to the first floor accommodation, a ceiling light, smoke alarm, central heating radiator and a door to the ground floor WC.

GROUND FLOOR WC/UTILITY
Cleverly designed, it is fitted with a low flush WC, wash hand basin and a work surface with plumbing underneath, perfect for a washing machine. PVC double glazed window, extractor fan and a ceiling light. there is also a wall mounted gas fired combination type boiler which supplies domestic water and central heating systems.

OPEN PLAN LIVING ROOM
16'2" max x 12'3" max (4.93m max x 3.73m max)
A beautiful large open plan space. This has two PVC double glazed double opening doors which lead out onto the rear garden, a further PVC double glazed window, central ceiling light, central heating radiator and a deep built in under stairs storage cupboard.

NEWLY FITTED KITCHEN
13'9" x 7'8" (4.19m x 2.34m)
This has just been upgraded and newly fitted with a range of modern high and low level units, finished with a mid grey coloured cabinet door with a matching work surface over. There is a four ring ceramic hob, extractor hood, integrated oven, single drainer stainless steel sink unit, and tiling to the splash backs. A front facing PVC double glazed window, laminate flooring a central heating radiator and a central ceiling light.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side, smoke alarm, central ceiling light and doors to bedrooms and bathrooms.

BEDROOM 1
12'4" max x 12'2" max (3.76m max x 3.71m max)
A lovely double bedroom, it has a PVC double glazed window to the front, central heating radiator and a ceiling light. There is a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a modern three piece white suite which comprises of a shower enclosure, pedestal wash hand basin and a low flush WC. There is a central heating radiator, herringbone laid vinyl flooring, PVC double glazed window and an extractor fan.

BEDROOM 2
12'0" 8'8" (3.66m 2.64m)
A good sized second double bedroom. It has a PVC double glazed window with an outlook over the property's rear garden, central heating radiator and a central ceiling light.

BEDROOM 3
8'6" x 6'6" (2.59m x 1.98m)
This has a PVC double glazed window to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM
Fitted with a modern three piece white suite comprising of a panelled bath, shower and a glazed shower screen, pedestal wash hand basin and a low flush WC. Central heating radiator, 'herringbone' laid vinyl flooring, ceiling light and an extractor fan.

OUTSIDE
To the front there is off road parking for 2 cars.

REAR GARDEN
This is enclosed with concrete posts and timber fencing to the perimeters. There is a paved patio and sitting area which leads to a lawn.

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 energy boiler TBC.

COUNCIL TAX - Band B.

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, 02 and Vodafone.

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

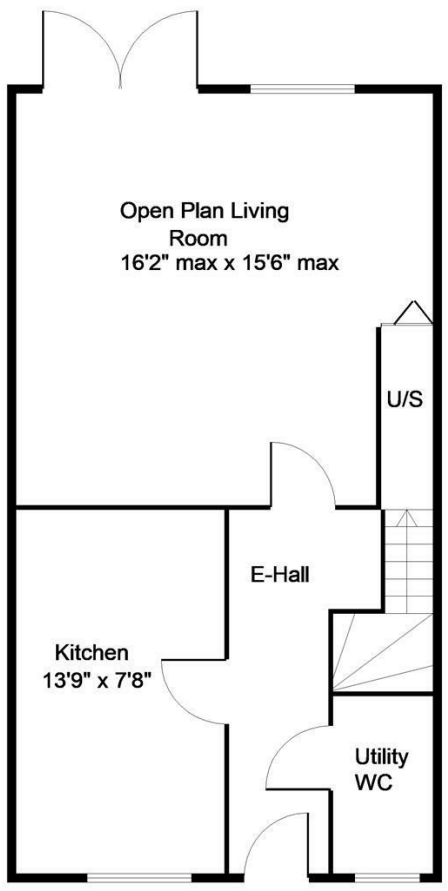
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

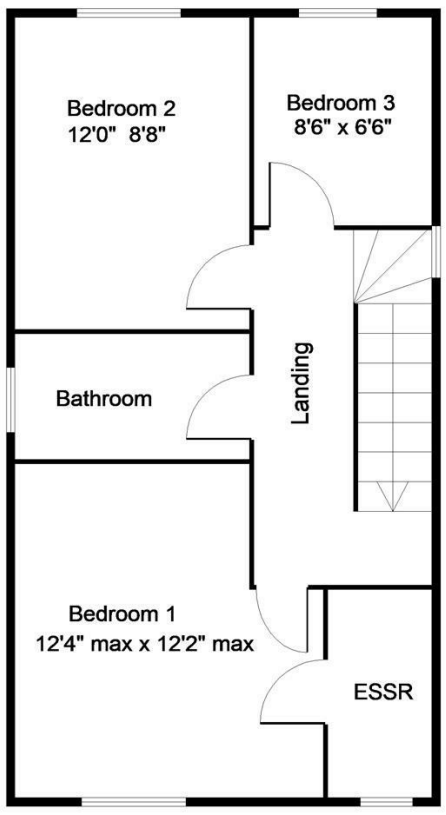
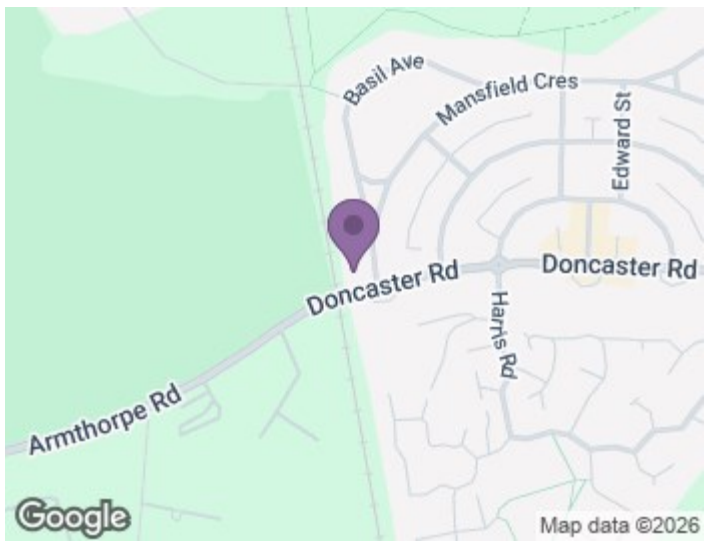
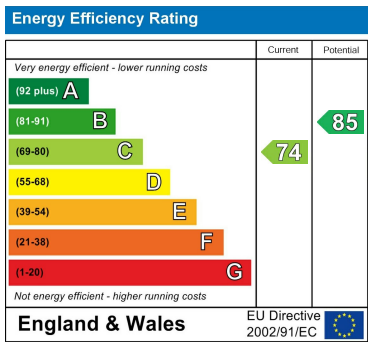
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.



Ground Floor



First Floor