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Westfield Road, Armthorpe, Doncaster, DN3 3AX
Offers Over £180,000

An absolutely immaculate fully refurbished including a contemporary new kitchen, 2 double bedroom semi detached bungalow, side driveway and garage.

****NO CHAIN****

AN INTERNAL VIEWING IS ESSENTIAL.....to fully appreciate the interior of this bungalow. It has been beautifully refurbished, basically its a new interior in an original building. It has a gas radiator central heating system via a new combination type boiler, pvc double glazing including new composite door and comprises:

Entrance into a beautiful modern contemporary dining kitchen with a full range of integrated appliances, spacious and attractive lounge, inner lobby, two double bedrooms and a modern white bathroom with shower. Outside are front and rear gardens, designed for lower and easier maintenance, side driveway and detached garage. Located within walking distance of Armthorpe centre including local shops, supermarkets, bus routes etc. plus access to the M18 and motorway networks.

ACCOMMODATION

A composite style double glazed entrance door leads into the property's dining kitchen.

DINING KITCHEN

13'3" x 10'2" max (4.04m x 3.10m max)

This is probably better demonstrated by the floorplan and photographs. Beautifully finished in a modern grey timber style grey cabinet door, a coordinating work surface over and tiled splashbacks. There is a composite style sink, a four ring ceramic hob with extractor hood above, integrated oven, combination microwave, fridge and freezer, plus plumbing for an automatic washing machine with room for a tumble dryer along side. Luxury vinyl tiled floor covering, a central heating radiator, a pvc double glazed window, inset spotlighting to the ceiling and a deep pantry style cupboard with utility shelving. A door from here leads into an attractive lounge.

LOUNGE

17'0" x 12'0" max (5.18m x 3.66m max)

A good size, it has a broad pvc double glazed window to the front, a contemporary style electric fireplace, coving, a central ceiling light and a central heating radiator. A door to the far end leads into an inner lobby.

INNER LOBBY

There is an access point into loft space, a deep built in cupboard with shelving and doors to the bedrooms and bathroom.

BEDROOM 1

12'7" x 10'4" (3.84m x 3.15m)

A large double bedroom, it has a broad pvc double

glazed window with an outlook to the rear, a central heating radiator, coving and a ceiling light.

BEDROOM 2

10'1" x 9'6" (3.07m x 2.90m)

A second slightly smaller double bedroom, it has a pvc double glazed window with an outlook to the rear, a central heating radiator, coving and a ceiling light.

BATHROOM

Beautifully finished with a modern white suite that comprises of a panelled bath with mains plumbed shower over, wash hand basin and a low flush wc inset to vanity unit. There is tiling to the four walls with a coordinating floor tile, a pvc double glazed window, a central ceiling light and a central heating radiator.

OUTSIDE

To the front of the property, double gates give access onto a paved drive which provides car standing and in turn leads to a detached sectional garage. The front has been hard landscaped and designed for easier and lower maintenance being paved with decorative stones inset.

REAR GARDEN

To the rear there is a good sized garden, again hard landscaped with a side lawn and concrete posts and timber fencing to the perimeters.

SECTIONAL GARAGE

With an up and over door, power and light laid on, a pvc double glazed window and a pvc double glazed personnel door.

AGENTS NOTES:

TENURE - FREEHOLD.

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

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler, approx 4 years old located in the loft.

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 and Three.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	66
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

