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Armthorpe Road, Wheatley Hills, Doncaster, Yorkshire, DN2 5LU
Offers Around £180,000 -

A VIEWING IS ESSENTIAL to appreciate this larger than average this 3 bedroom semi detached house offers well presented living close to Doncaster centre.

If space is a priority, take a closer look at the floor plan of this house. It is smartly presented throughout and benefits from a gas central heating system, pvc double glazing and comprises: Entrance hall with stairs off to the first floor, a large lounge and a separate, equally large dining room, breakfast room and a fitted kitchen. First floor landing, 3 bedrooms and a modern white bathroom. Outside there is a long side driveway to a detached garage, additional off road parking to the front, and a lovely well tended rear garden. Being close to the town, it has good access to all amenities including shops, a school and the hospital. **VIEWERS WILL NOT BE DISAPPOINTED.**

ACCOMMODATION

A new composite double glazed entrance door with matching side screen and fanlight over leads into the property's entrance hall.

ENTRANCE HALL

A nice wide entrance hall with a staircase leading to the first floor accommodation, coving, a central ceiling light, a central heating radiator, tiled flooring and door to a built in understairs storage cupboard which again has a pvc double glazed window, shelving and a light.

LOUNGE

14'7" into bay x 12'7" (4.45m into bay x 3.84m)

An attractive front facing reception room with a deep pvc double glazed bay window to the front, a central heating radiator, a feature fireplace with living flame gas fire inset, coving, laminate flooring and a central ceiling light.

SEPARATE DINING ROOM

16'5" x 12'0" (5.00m x 3.66m)

Again, an equally large second reception room. It has a deep pvc double glazed bay including French doors which open onto the rear garden, feature panelled ceiling, a central heating radiator and a central ceiling light.

BREAKFAST ROOM

9'6" x 7'0" (2.90m x 2.13m)

Has a pvc double glazed window to the side, a central heating radiator, coving, a central ceiling light, laminate flooring and this opens into the kitchen.

FITTED KITCHEN

11'10" x 9'1" (3.61m x 2.77m)

This is fitted with a range of high and low level units finished with a roll edge work surface. There is a tiled splashback, four ring ceramic hob, extractor hood above, integrated oven, plumbing for an automatic washing machine, room for a tumble dryer and a tall larder style unit. There is a pvc double glazed window to the side and pvc double glazed exterior door.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a central ceiling light, a central heating radiator and a high level storage cupboard which has shelving perfect for linen storage etc.

BEDROOM 1

14'8" into bay x 12'0" (4.47m into bay x 3.66m)

A large double bedroom as evidenced by the room measurements, there is a broad pvc double glazed window, a central heating radiator, coving and a ceiling light.

BEDROOM 2

13'3" x 11'10" (4.04m x 3.61m)

An excellent second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

8'1" x 7'0" (2.46m x 2.13m)

A good third bedroom, it has a pvc double glazed window to the front, a central heating radiator, a ceiling light and coving.

HOUSE BATHROOM

Fitted with a modern white suite that comprises of a cast panelled bath with mixer shower over including a glazed shower screen, wash basin inset to a vanity unit and a low flush w/c. There is a pvc double glazed window, tiling to the walls and coordinating floor tiles, a towel rail/ radiator, inset spotlighting to the ceiling and a built in cupboard.

OUTSIDE

To the front of the property there is a walled garden which has a concrete side drive which provides car standing. The front has also been block paved to provide additional off road parking if so required.

REAR GARDEN

The rear garden is enclosed with concrete posts and timber fencing to the perimeters, all attractively laid out. There is a central lawn with shaped flower beds and borders stocked with a variety of shrubs and plants, a sheltered patio and sitting area and a concrete sectional garage.

GARAGE

With power and light laid on.

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.

COUNCIL TAX - This property is Band B.

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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