

horton knights of doncaster

45 Southmoor Lane, Armthorpe, Doncaster, DN3 3TQ

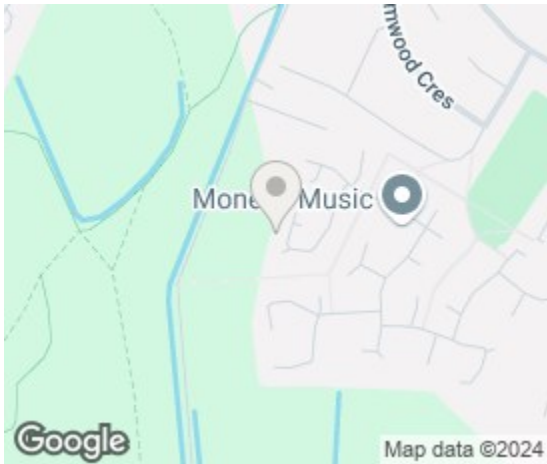


Tucked away in this lovely cul-de-sac position on the outskirts of Armthorpe, this 2 bedroom semi detached property offers a great opportunity for first time buyers or investors.

The accommodation benefits from gas central heating, double glazing and comprises; Entrance hall, lounge, dining kitchen, first floor landing, two bedrooms and a bathroom fitted with a white suite. Outside the property has an open plan front garden with driveway, attached garage and lovely private enclosed rear garden. Located where it is affords it peace and quiet, whilst at the same time having good access to all of Armthorpe's many and varied amenities. Viewing is highly recommended!

Offers Over £125,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

A double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

Has a central heating radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

3.81m x 3.78m max (12'6" x 12'5" max)

Having a double glazed window to the front, a central heating radiator, built in under stairs storage cupboard and a living flame gas fire.

DINING KITCHEN

3.78m x 2.36m (12'5" x 7'9")

Fitted with a range of high and low level units finished with a rolled edge work surface incorporating a single bowl stainless steel sink with tiling to the splash backs. There is an integrated electric fan assisted oven with four ring gas hob and extractor hood above, as well as plumbing for a washing machine with appliance recess, two double glazed windows to the rear elevations, coving to the ceiling and a double panel central heating radiator. There is also a door leading into the garage.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

There is a double glazed window to the side elevation, access into the loft space, a central heating radiator and doors leading off to the bedrooms and bathroom.

BEDROOM 1

3.51m x 2.87m (11'6" x 9'5")

Having a double glazed window to the front, a central heating radiator, built in airing cupboard with a lagged hot water cylinder and a further built in over stairs storage cupboard.

BEDROOM 2

2.74m x 1.85m (9'0" x 6'1")

A good sized single room with a double glazed window enjoying the view over the rear garden and fields beyond, and a central heating radiator.

BATHROOM

Fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and panelled bath with a wall mounted electric shower above. There is tiling to the bathing and splash back areas, a central heating radiator, extractor fan and double glazed window to rear elevation.

OUTSIDE

To the front of the property there is an open plan lawned garden with a tarmac driveway providing off street parking, this internally leads to the attached brick built garage.

ATTACHED GARAGE

6.91m x 2.46m (22'8" x 8'1")

The garage extends to over 22ft in length and has a pitched roof useful for storage with a metal up and over door to the front, light and power supplied, a double glazed window to the rear and a PVC double glazed door giving access into the rear garden.

REAR GARDEN

The rear garden has a patio leading to shaped lawn with borders stocked with a variety of maturing shrubs and trees. There is timber fencing to the boundary, an external water tap attached to the rear elevation of the kitchen and an external light.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement windows.

HEATING - Gas radiator central heating system, age of boiler unknown.

COUNCIL TAX - Band A.

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, 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

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