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horton knights of doncaster



Mercel Avenue, Armthorpe, Doncaster, DN3 3HT
Offers Over £230,000

IMMACULATE 3 BEDROOM SEMI DETACHED BUNGALOW / WELL PRESENTED THROUGHOUT / MODERN COMBINATION BOILER / PVC CONSERVATORY / ATTRACTIVE GARDENS / DRIVEWAY PARKING & GARAGE / EARLY VIEWING HIGHLY RECOMMENDED //

Well placed within Armthorpe an immaculate 3 bedroom semi detached bungalow. Beautiful maintained it offers ready to move into living. It has a gas central heating system via a modern combination type boiler, pvc double glazing including a PVC conservatory and briefly comprises: Entrance hall, spacious rear facing lounge, pvc conservatory, breakfast kitchen with integrated cooking appliances, 3 good sized bedrooms including 2 doubles and a smart bathroom with shower. Outside are attractive well maintained gardens, ample parking and a detached garage. Great position with access to both the centre, local shops and easy access to the motorway network. Viewers will not be disappointed.

ACCOMMODATION

A new style composite double glazed entrance door leads into a large entrance hall.

ENTRANCE HALL

This has coving to the ceiling, central ceiling light, double panel central heating radiator, and an oak interior door leading to the lounge.

LOUNGE

14'1" x 11'10" (4.29m x 3.61m)

An attractive rear facing reception room. It has a feature polished limestone fireplace with living flame gas fire inset, double panel central heating radiator, coving, ornate ceiling rose with centre light, and a double glazed sliding patio door which gives access into the conservatory.

CONSERVATORY

8'9" x 8'0" (2.67m x 2.44m)

This is pvc double glazed, has a central heating radiator, laminate floor covering, and gives an outlook into the properties rear garden.

KITCHEN

12'1" x 8'4" (3.68m x 2.54m)

The kitchen is fitted with a range of high and low level units, finished with a roll edge work surface incorporating a composite style sink with mixer tap and plumbing for automatic washing machine. Integrated appliances include a gas hob, extractor hood and an electric oven as well as an integrated fridge. There is a gas fired combination type boiler which supplies domestic hot water and central heating systems, modern waterproof style ceiling, laminate flooring, pvc double glazed window with an outlook over the properties rear garden, a pvc double glazed exterior door which gives access to a lean to style porch.

LEAN TO STYLE PORCH

This is brick and pvc double glazed with room for further domestic appliances, etc.

BEDROOM 1

13'3" x 11'7" (4.04m x 3.53m)

A beautiful front facing double bedroom, it has a broad pvc double glazed bay window to the front, coving, central ceiling light, and a central heating radiator.

BEDROOM 2

11'10" x 8'11" (3.61m x 2.72m)

A second double bedroom, it has a pvc double glazed window to the front, central heating radiator, modern laminae flooring, coving, and a central ceiling light.

BEDROOM 3

9'10" x 6'7" (3.00m x 2.01m)

This room has a pvc double glazed window to the side, coving, central ceiling light, and a central heating radiator.

HOUSE BATHROOM

This is fitted with a modern suite that comprises of a paneled bath, pedestal wash hand basin, and low flush w/c. There is modern tiling to the four walls with a co-coordinating floor tile, contemporary style towel rail/ radiator, pvc double glazed window, interdependent electric shower over the bath including shower rail, access into the loft space, and a vanity wall mirror.

OUTSIDE

The property stands on an attractive corner plot, all beautifully maintained including front artificial lawned garden with decorative flower and shrub borders stocked with a verity of shrubs and plants. Double

opening gates providing access onto a front and side drive which continues along the side of the property and in turn leads to a detached brick garage which has a metal up and over door, power and light laid on, with further gated access into the rear garden.

REAR GARDEN

This is all nicely enclosed with concrete post and timber fencing to the perimeters. The garden itself is a good size, and laid to artificial lawn with shaped flower beds and borders, stocked with a variety of maturing shrubs and plants. There is an aluminium framed green house, timber shed, and a garage.

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 boiler...TBC.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 880 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

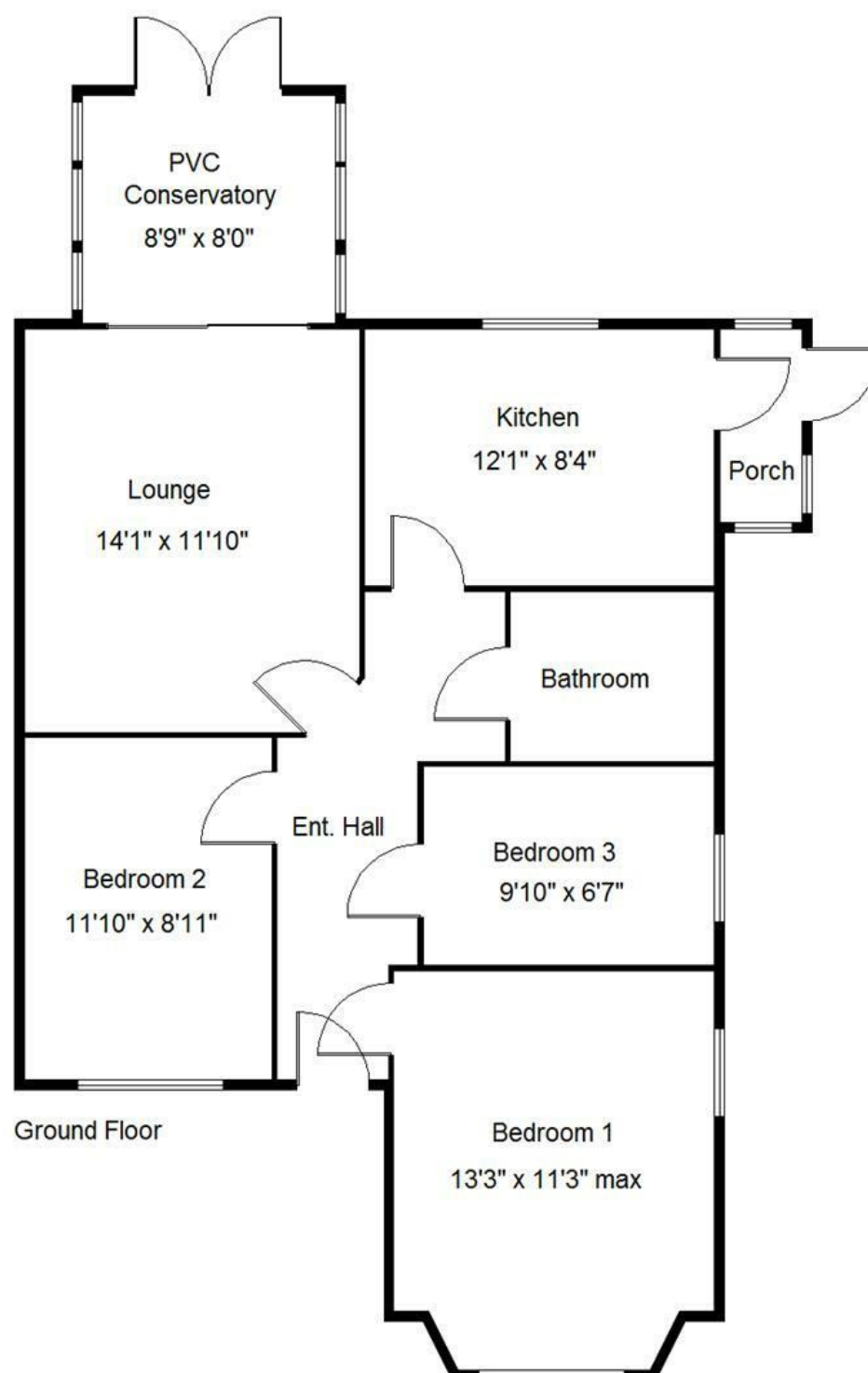
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC