

Churchills

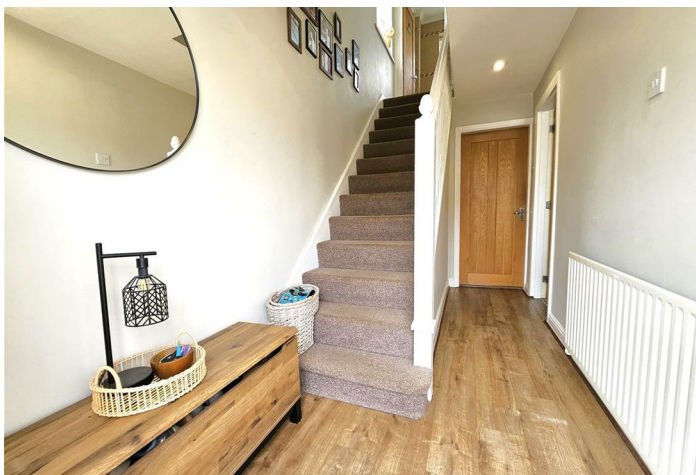


Fernbank Drive

Armthorpe, Doncaster DN3 2HD

- THREE BEDROOM SEMI-DETACHED
- OPEN PLAN LIVING
- AMPLE PARKING
- ENCLOSED GARDENS & PATIOS
- MODERN KITCHEN
- WELL APPOINTED BATHROOM
- DETACHED GARAGE
- EPC RATING D

Offers In The Region Of £190,000 Freehold





*****EXCELLENT FAMILY PROPERTY***** This charming semi-detached house that could be your next dream home! The open plan modern kitchen and dining area seamlessly flows into conservatory space, making it ideal for hosting gatherings or simply enjoying day-to-day living. This property also has a front facing lounge, three bedrooms, and a well-appointed bathroom, perfect for a growing family or first time buyer alike.

Situated in a fantastic location just off junction 4 of the M18, commuting to surrounding areas is very convenient. One of the standout features of this property is the ample parking, garage, and the spacious enclosed gardens with decking and patio areas offer a lovely outdoor retreat.

With close proximity to local amenities, including shops, schools, and parks, this property truly offers the best of both convenience and comfort. Don't miss out on the opportunity to make this house your home.

GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

uPVC double glazed door and glazed side. Stairs to first floor with hand rail and spindles, central heating radiator.

LOUNGE

13'3" x 10'11"

uPVC double glazed window to the front elevation, chimney breast and alcoves to the feature wall, central heating radiator.

KITCHEN & DINING AREA

17'5" x 8'6"

uPVC double glazed window to the rear elevation. A range of modern cream gloss units and wood effect worktops, integrated cooking facilities comprising of gas hob, electric oven and extractor hood. Stainless steel sink unit with mixer tap and space for washing machine and fridge freezer units. Underfloor heating. Understairs storage cupboard with utilities and upgraded metal RCD Unit. Ample space for dining and open through to:

CONSERVATORY

10'1" x 9'8"

uPVC double glazed windows and French Doors to the rear garden. Underfloor heating. Open plan from the kitchen and dining area.

FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING AREA

uPVC double glazed window to the side elevation and stairs from ground floor entrance. Loft access point partly boarded and housing combi boiler.

BEDROOM ONE

10'11" x 10'4"

uPVC double glazed window to the rear elevation. Central heating radiator.

BEDROOM TWO

11'0" x 10'4"

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard off with shelving.

BEDROOM THREE

7'6" x 7'0"

uPVC double glazed window to the front elevation. Central heating radiator.

BATHROOM

uPVC double glazed window to the rear elevation. A fully tiled bathroom with a white three piece suite, and chrome fittings, shower tap attachment.

DETACHED GARAGE

A good sized detached brick built garage with electric, an up and over door, side access uPVC double glazed door and window.

EXTERIOR & GARDENS

To the front of the property is an enclosed garden area with concrete driveway leading to the rear detached garage and providing ample parking for several vehicles. There are gates to the front and side of property.

The rear garden is fully enclosed with fencing and has a paved patio, lawned garden and to the rear of the garage a large private decked area and not being directly overlooked beyond the fencing.



VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

MAKING AN OFFER

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection

at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

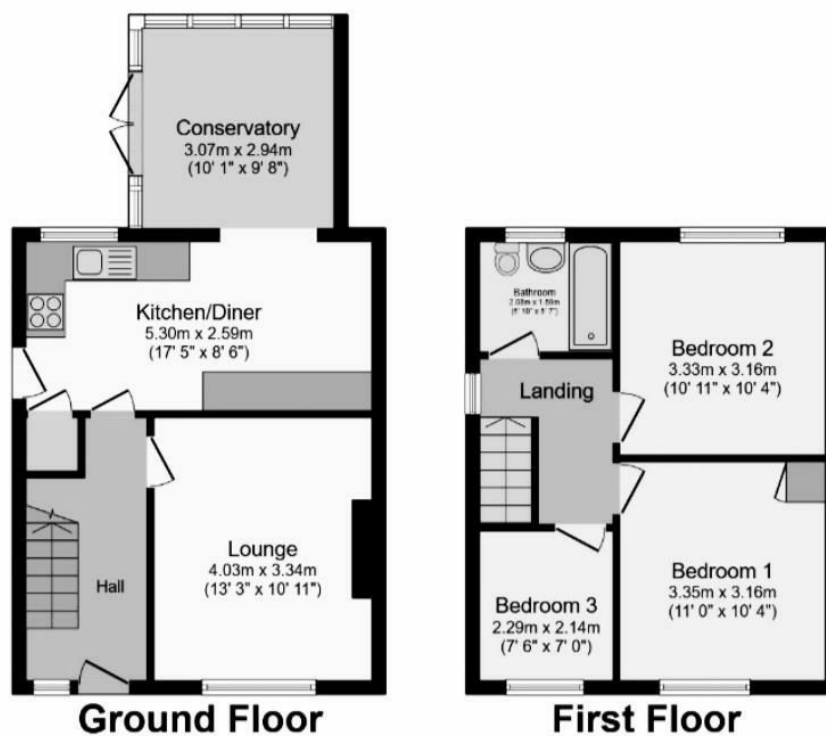




Local Authority Doncaster
Council Tax Band B
EPC Rating D

Fernbank Drive

Armthorpe



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