





GREAT FAMILY HOME WITH THREE BEDROOMS, POSITIONED ON GEORGE STREET IN ARMTHORPE, VIEWINGS ARE HIGHLY RECOMMENDED. The house is pleasantly presented throughout and briefly comprises of entrance hallway, WC, living room, kitchen/breakfast room, rear entrance hall, stairs to the first floor landing, three lovely bedrooms, shower room, off street parking on the driveway, rear garden with shed and garage. GREAT BUY IN DN3.



ENTRANCE HALL

3' 11" x 7' 1" (1.20m x 2.18m) This lovely home is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC, open access to the stairs and a radiator.

WC

3' 0" x 7' 1" (0.93m x 2.18m) Benefitting from a low flush WC, wood panelled ceiling and a side facing single glazed frosted window.

LOUNGE

16' 0" x 11' 0" (4.89m x 3.36m) Fabulous bright reception room with front facing double glazed window, radiator, gas feature fire (currently disconnected) with stone fire surround, coving to the ceiling and television point.

KITCHEN/BREAKFAST ROOM

15' 2" x 8' 10" (4.64m x 2.71m) The kitchen has a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, space for a fridge/freezer, plumbing for a dishwasher, space for a tumble dryer, partially tiled walls, space for a freestanding cooker with electric hob, radiator, rear facing double glazed window and open access to the rear entrance area.

REAR ENTRANCE AREA

4' 9" x 6' 1" (1.46m x 1.86m) Providing access to the rear garden via the rear facing double glazed frosted door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

With loft access point and rear facing double glazed window.



BEDROOM

9' 11" x 10' 10" (3.03m x 3.31m) Spacious bedroom with front facing double glazed window, radiator and telephone point.

BEDROOM

13' 1" x 9' 0" (3.99m x 2.75m) Further spacious bedroom with rear facing double glazed window, storage cupboard and radiator.







BEDROOM

7' 9" x 12' 10" (2.37m x 3.92m) L-shaped bedroom due to the stairs with front facing double glazed window and a radiator.

SHOWER ROOM

5' 8" x 7' 10" (1.73m x 2.39m) Nicely presented shower room with a low flush WC, wash hand basin, walk-in shower area with electric shower unit mounted above, shower curtain rail, partially tiled walls, extractor fan and front facing double glazed frosted window.



FRONT GARDEN/DRIVEWAY

Open access to the driveway providing off street parking for two cars and side access to the rear garden via the shared ginnel.

REAR GARDEN & GARAGE

Enclosed rear garden mainly paved over two tiers, side access via a gate, storage outbuilding and single garage with rear shared access.

NOTES

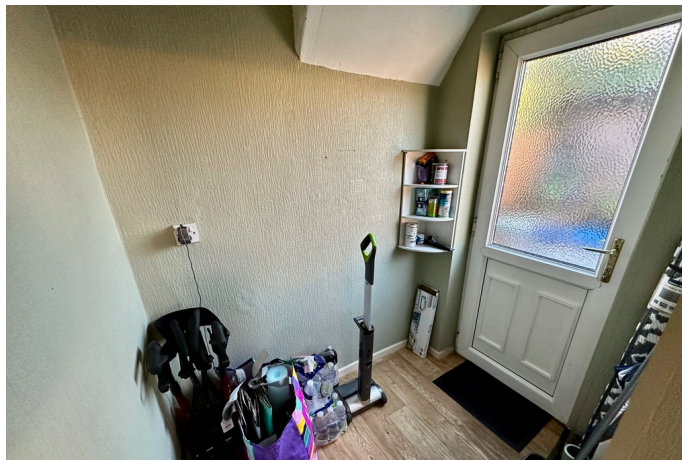
COUNCIL TAX BAND: A

FREEHOLD PROPERTY

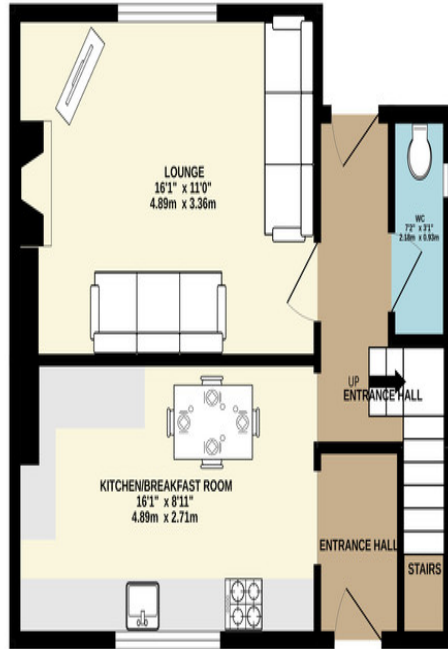
HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: JUNE 2024

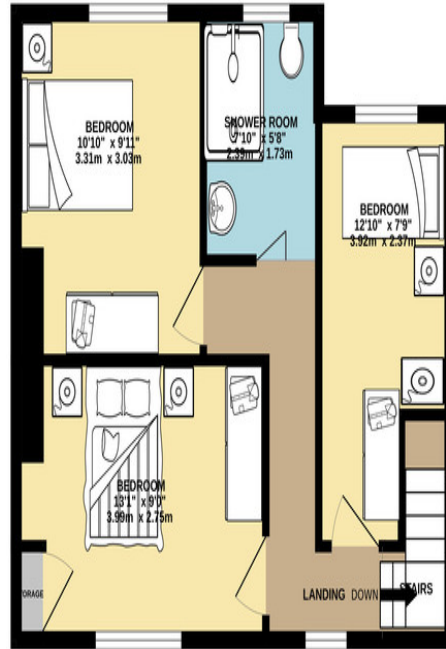
SHARED ACCESS: GINNEL BETWEEN PROPERTIES AND REAR ACCESS TO THE GARAGE



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

