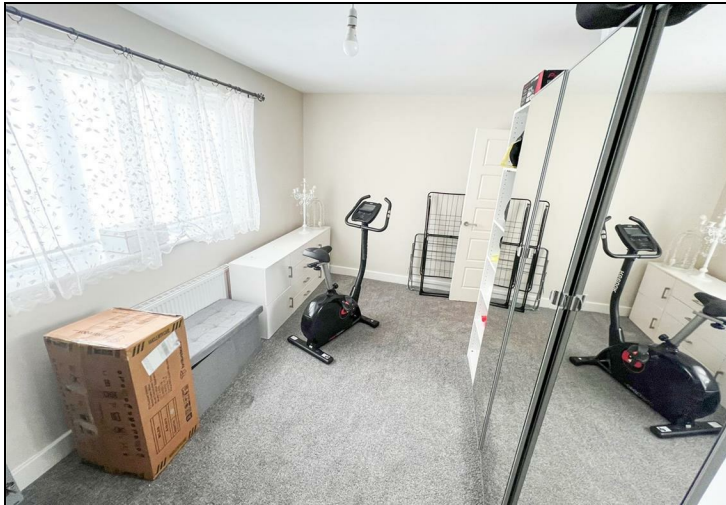


horton knights of doncaster

2c

2c Chestnut Avenue, Armthorpe, Doncaster, DN3 2HG



This well proportioned modern 3 storey 4 bedroom semi detached house sits in this great position in Armthorpe, which offers easy access to a wealth of local amenities.

The accommodation on offer benefits from gas fired central heating, PVC double glazing and comprises; Entrance hall, modern style fitted kitchen with integrated appliances, a large living/ dining room looking onto the rear garden, first floor landing, three bedrooms, two good sized doubles and a modern white house bathroom including a shower, the second floor is totally dedicated to the principal bedroom, which measures 16'0" x 14'6" max. Outside, the property has an open plan front garden and a good sized enclosed rear garden plus two allocated parking spaces. As mentioned before, the property sits within easy reach of Armthorpe's bustling centre and all of it's amenities. Viewing is highly recommended to appreciate all that this house has to offer!

Offers Around £185,000

ACCOMMODATION

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

ENTRANCE HALL

With stairs rising to the first floor, ceramic tiled floor, coat hooks and a door leading into the kitchen.

MODERN FITTED KITCHEN

3.66m x 3.40m (12'0" x 11'2")

Fitted with a range of modern style white high gloss wall and base cabinets, all smartly finished with a wood effect work surface over incorporating a one and a half bowl stainless steel sink and tiled splashbacks. There is an integrated electric oven and a four ring ceramic hob with a brushed stainless steel extractor hood above. Further integrated appliances include a fridge freezer and a dishwasher. There is a recess for a washing machine with plumbing laid on, a low level heater, halogen spotlights inset to the ceiling, ceramic tiled flooring continuing through from the entrance hall, a central heating radiator and a PVC double glazed window to the rear.

LOUNGE

5.64m x 4.39m (18'6" x 14'5")

This is a lovely sized room with plenty of natural sunlight, it has PVC double glazed French doors and double glazed windows to the rear, two double panel central heating radiators, grey wood style laminated flooring and a door which leads to the ground floor W/C.

GROUND FLOOR W/C

1.80m x 0.89m (5'11" x 2'11")

Fitted with a white low flush W/C and a wall mounted wash hand basin. This is nicely finished with chrome style fittings, a central heating radiator, an extractor fan and ceramic tiled flooring.

FIRST FLOOR LANDING

With stairs rising to the second floor accommodation, a PVC double glazed window to the front elevation, a central heating radiator, wood style laminated flooring and doors leading off to the bedrooms and bathroom.

BEDROOM 2

4.42m x 2.84m (14'6" x 9'4")

This is a lovely sized double bedroom extending to the full width of the house, with a PVC double glazed window to the rear and a central heating radiator.

BEDROOM 3

3.25m max x 2.69m (10'8" max x 8'10")

Again, another nice sized double bedroom, with a PVC double glazed window to the side and a central heating radiator.

BEDROOM 4

2.51m x 2.01m (8'3" x 6'7")

There is a PVC double glazed window to the front and a central heating radiator.

HOUSE BATHROOM

2.51m x 1.52m (8'3" x 5'0")

Fitted with a three piece white suite comprising of a low flush W/C, pedestal wash hand basin and a shower style bath with a mains plumbed shower above. The suite is nicely finished with chrome style fittings including a wall mounted heated towel rail, a PVC double glazed window to the side, an extractor fan and wood style ceramic tiled flooring.

SECOND FLOOR LANDING

As previously mentioned, there are stairs which lead from the first floor landing to the second floor. The second floor landing has a door leading to the principal bedroom.

PRINCIPAL BEDROOM

4.88m x 4.42m max (16'0" x 14'6" max)

With four double glazed velux style windows to the front and rear elevations and two central heating radiators, plus built in storage to the eaves at the rear of the bedroom.

OUTSIDE

To the front of the property, there is an open plan lawned garden with a block paved access pathway leading to the front entrance door.

REAR GARDEN

The rear garden has a block paved patio leading to the lawn, timber fencing to the boundaries and a timber gate giving access to the lane at the rear. Beyond the timber gate, there are two allocated car parking spaces for the property and also a gate to the side which gives access for bins etc.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing throughout.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band C.

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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