



horton knights of doncaster

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Lime Tree Avenue, Armthorpe, Doncaster, DN3 2EJ  
Guide Price £125,000



**GOOD SIZED 3 BEDROOM END TOWN HOUSE / GATED OFF ROAD PARKING / SPACIOUS ROOMS / MODERN COMBI BOILER / PVC DOUBLE GLAZING //**

Located on this popular residential development, a good sized 3 bedroom end town house. Gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance porch into a large entrance hall with stairs to the first floor, a ground floor W/C, through lounge and dining room, fitted kitchen, rear lobby, first floor landing, 3 very good sized bedrooms and a modern fully tiled shower room. Outside there is an enclosed rear garden with gated off road parking. Well placed with access to good local amenities including a variety of shops and schools in Armthorpe centre plus access to the M18, M180 and motorway networks. NO UPWARD CHAIN. EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**

A PVC double glazed entrance door with matching glazed leads in to an entrance porch.

**ENTRANCE PORCH**

PVC double glazed with a second door leading into a larger entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a tall built in storage cupboard, a central heating radiator, a central ceiling light and a door to the ground floor cloaks W/C.

**GROUND FLOOR W/C**

Fitted with a 2 piece suite comprising of a low flush W/C, a wash hand basin, a central heating radiator, a PVC double glazed window and a ceiling light.

**OPEN LOUNGE & DINING AREA**

19'9" max x 12'1" max (6.02m max x 3.68m max)  
This is a good size, it has 2 PVC double glazed windows to the front and rear elevations, a gas fire set into a fire place, there is coving to the ceiling, a double panel central heating radiator, and a door to the rear lobby.

**LOBBY**

With vinyl flooring, a PVC double glazed external door.

**FITTED KITCHEN**

9'1" x 7'1" (2.77m x 2.16m)  
This is fitted with a range of base and wall units finished with a work surface over, there is a single drainer stainless steel sink unit, a four ring gas hob, an electric oven, an extractor hood, plumbing for an

automatic washing machine, a central heating radiator, vinyl flooring, a PVC double glazed window with an outlook to the rear and a central ceiling light.

**FIRST FLOOR LANDING**

With an access point into the loft space, a deep in built cupboard which houses a gas fired boiler which supplies domestic hot water and central heating systems and doors to the bedrooms and bathroom.

**BEDROOM 1**

12'6" x 10'6" (3.81m x 3.20m)  
The larger of the two doubles, it has fitted wardrobes, a PVC double glazed window, a central heating radiator and a central ceiling light.

**BEDROOM 2**

12'6" x 9'0" (3.81m x 2.74m)  
A front facing double bedroom, it has a PVC double glazed window, a central heating radiator and a ceiling light.

**BEDROOM 3**

9'10" x 7'2" (3.00m x 2.18m)  
With a PVC double glazed window to the rear, a double panel central heating radiator and a central ceiling light.

**SHOWER ROOM**

6'6" x 6'2" (1.98m x 1.88m)  
Fitted with a white suite comprising of a corner shower enclosure, a wash hand basin and a low flush W/C. There is tiling to the four walls and coordinating floor tiles, a PVC double glazed window, a contemporary style towel rail/ radiator, an in built vanity cabinet and a ceiling light.

**GARDENS**

To the rear there is a gated garden area, this has double opening gates with a dropped curb which provides off road parking, there are shaped flower beds and borders stocked with a variety of shrubs and plants and two integral brick store.

**AGENTS NOTES:**

**CONSTRUCTION** - The property is of non traditional construction. Buyers should check the suitability of their mortgage providers lending criteria.

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

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - The property is fitted with PVC double glazing, where stated.

**HEATING** - The property has a gas radiator central heating system fitted via a combination type boiler.

**COUNCIL TAX** - This property is Band A.

**BROADBAND** - Ultrafast broadband is available with download speeds of 1000 mbps and upload speeds of 1000 mbps.

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

**PROPERTY TYPE** - We understand the property is of non standard construction and therefore buyers must check the suitability of their mortgage provider

before pursuing upon any purchase.

**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.

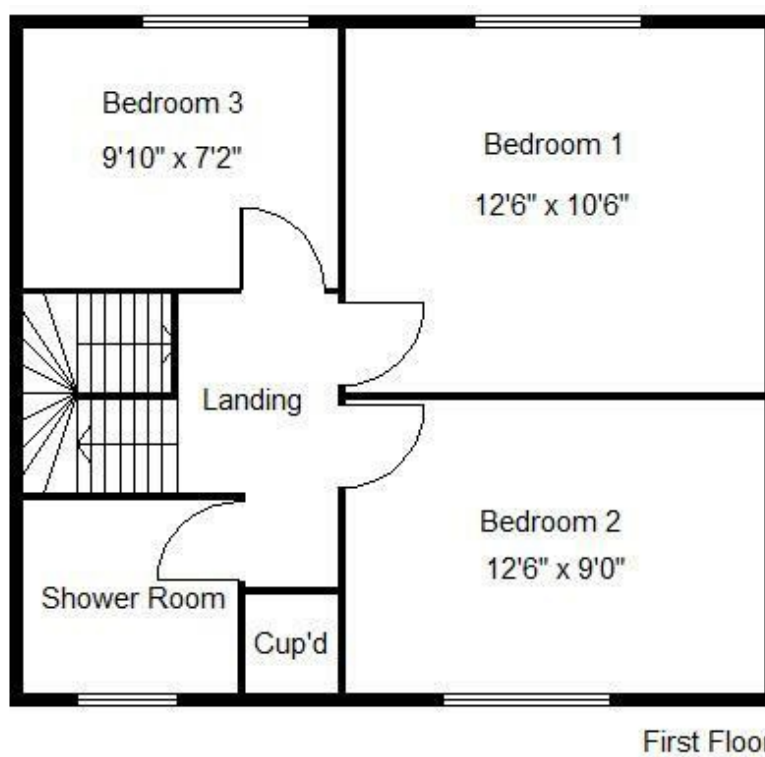
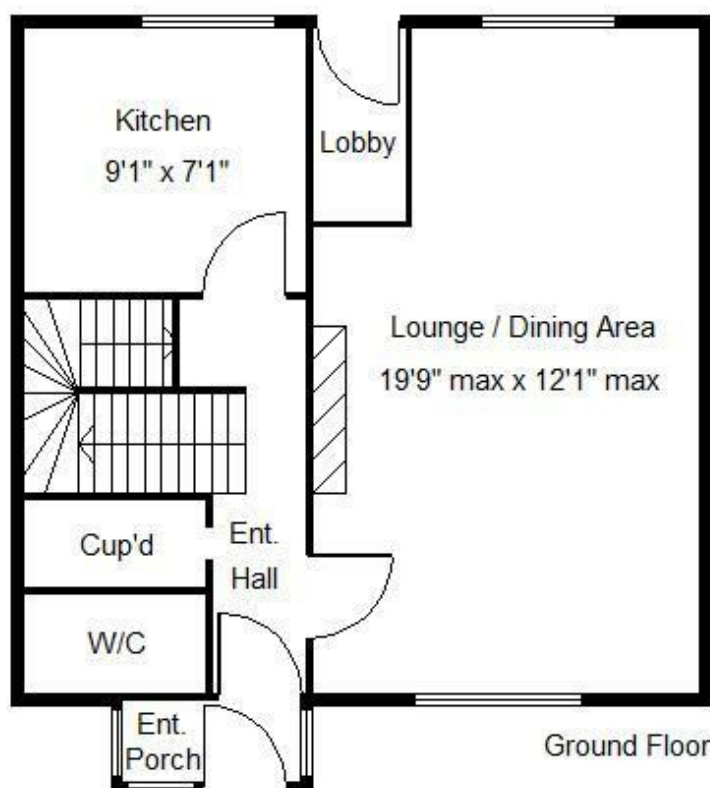
**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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](http://www.hortonknights.co.uk)

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	