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Mansfield Crescent, Armthorpe, Doncaster, DN3 2AA
Offers Around £169,950

Set in the thriving village of Armthorpe near Doncaster, this double fronted 3 bedroom end town house.

The accommodation on offer benefits from gas central heating, double glazing and comprises: Entrance hall, lounge, separate dining room, fitted breakfast kitchen, pantry/ utility, rear lobby, ground floor W/C and a further utility room. To the first floor there is a landing, 3 really well proportioned double bedrooms and a good sized bathroom with a white suite. Outside the property offers off street parking and a detached garage with a rear courtyard and a further area of garden, making the property an overall lovely package. Located literally a 4/5 minute walk from Armthorpe Centre gives it great access to local amenities including shops, bus routes, schools etc. All in all, an excellent opportunity, viewing is HIGHLY recommended.

ACCOMMODATION

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

ENTRANCE HALL

With stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

15'0" max x 12'2" (4.57m max x 3.71m)

There is a PVC double glazed window to the front, a decorative fire surround with marble inset and hearth, a central heating radiator, coving to the ceiling and dado rail to the walls.

DINING ROOM

12'1" x 9'11" max (3.68m x 3.02m max)

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

BREAKFAST KITCHEN

15'0" x 9'0" (4.57m x 2.74m)

The kitchen is a lovely size and is finished with oak style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink. There is an electric cooker point with plumbing for a dishwasher, coving to the ceiling, a ceramic tiled floor, a central heating radiator, a PVC double glazed window to the rear and a useful walk in understairs storage cupboard.

PANTRY / UTILITY

This is a good addition to the kitchen and has wall mounted cupboards and base units matching those in the kitchen with a rolled edge work surface. There is a PVC double glazed window to the rear, a ceramic tiled floor, coving to the ceiling and space for a double fridge freezer.

REAR LOBBY

The rear lobby gives access into the rear courtyard and has a PVC double glazed door and a double glazed side screen, a ceramic tiled floor and a door into the ground floor W/C.

GROUND FLOOR W/C

Fitted with a white low flush W/C and a wall mounted wash hand basin with a central heating radiator, a ceramic tiled floor and a PVC double glazed window to the rear.

UTILITY ROOM

Again, another useful space which could be opened up to be incorporated into the kitchen, it has plumbing for a washing machine, ceramic tiling to the walls and floor, a central heating radiator, a work surface and a PVC double glazed window to the side elevation.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing.

Fitted with a double glazed velux style window to the rear elevation and doors leading off to the remaining accommodation.

BEDROOM 1

15'0" x 12'1" (4.57m x 3.68m)

A lovely sized double bedroom, it has a large PVC double glazed window to the front letting in plenty of natural light, a central heating radiator, dado rail to the walls and a useful built in over stairs storage cupboard.

BEDROOM 2

13'8" max x 9'0" (4.17m max x 2.74m)

Another good sized double bedroom, it has a PVC double glazed window to the rear and a double panel central heating radiator.

BEDROOM 3

10'0" x 7'9" (3.05m x 2.36m)

Even bedroom 3 itself could potentially be used as a double room and has a PVC double glazed window to the front and a central heating radiator.

BATHROOM

A nice generous sized bathroom fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand

basin and a panelled bath with a wall mounted electric shower above and a brushed aluminium and glass shower screen. There is ceramic tiling to the bathing and splashback areas, a tile effect vinyl floor covering, a double glazed velux style window to the rear and a built in storage cupboard to the eaves.

OUTSIDE

To the front of the property, there are twin lawns with a paved access pathway and flower borders just in front of the house. A block paved driveway with cast iron gates to the front provides off street parking and leads to the garage. A gate from the side of the garage leads to a pathway on into the rear courtyard.

DETACHED GARAGE

The garage is of concrete sectional construction with a metal up and over door to the front.

REAR COURTYARD

The rear courtyard is paved for low maintenance and has brick built dwarf wall and timber fencing to the boundary with a green house, external power points, external lighting and an external water tap attached to the rear elevation of the house. There is a service lane to the rear of the courtyard which is for public access.

SEPARATE GARDEN

The service lane gives access to a separate section of garden belonging to the property. The separate section of garden is quite generous in size and is laid predominantly to lawn with beautiful decorative flower borders, there is concrete posts and timber fencing to the boundary and an old summer house, overall adding excellent further garden space to the property.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age of boiler unknown.

COUNCIL TAX - Band A.

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

MOBILE COVERAGE - Coverage is available with EE and Three.

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.

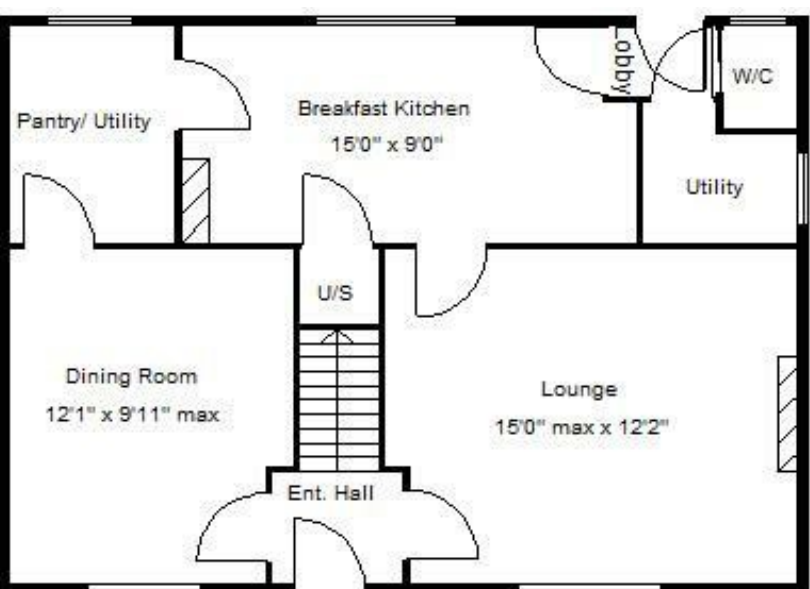
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday

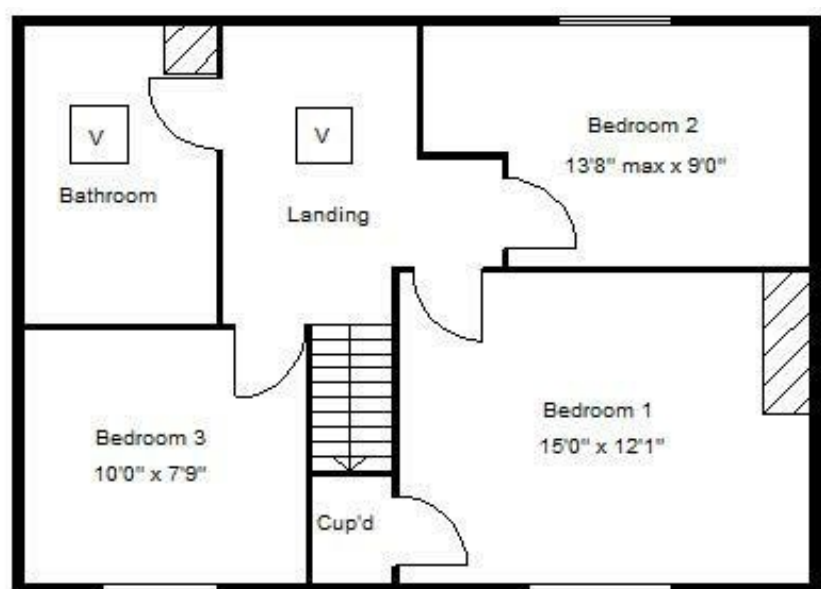
9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	64
EU Directive 2002/91/EC			