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**Pinewood Avenue, Armthorpe, Doncaster, DN3 2EZ**  
**Guide Price £185,000**

**LARGE 3 BEDROOM SEMI DETACHED HOUSE / SPACIOUS ACCOMMODATION THROUGHOUT / LOUNGE WITH MULTI FUEL BURNER / 2 PARKING SPACES AND AN ATTACHED GARAGE / ATTRACTIVE GARDENS / VIEWING ESSENTIAL //**

Located on this popular roadway off Hatfield Lane, a good sized 3 bedroom semi detached house with a modern looking interior. It has PVC double glazing, gas radiator central heating and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge with a feature multi fuel burner, dining room which can be separated, fitted kitchen, inner lobby, utility room, store and ground floor W/C. First floor landing, 3 good sized bedrooms, and a modern bathroom with a shower. Outside are attractive gardens, the front offers 2 off road parking spaces plus a garage whilst the rear is enclosed and Southerly facing. Well placed with access to amenities within Armthorpe plus easy access to the M18 and motorway networks... viewing is ESSENTIAL.

**ACCOMMODATION**

A canopy gives shelter to a composite double glazed entrance door which leads into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly finished, painted with a modern colour palette, it has a laminate floor covering, a central heating radiator, a staircase leading up to the first floor accommodation, a central ceiling light and a door leading through into the lounge and dining room.

**DINING ROOM**

**12'10" x 10'0" into bay (3.91m x 3.05m into bay )**

The dining room is situated towards the front, it has a deep PVC double glazed bay window to the front, a double panel central heating radiator, laminate flooring, a central ceiling pendant light and a feature electric fireplace. Double doors lead through back into the lounge.

**LOUNGE**

**14'0" x 13'0" (4.27m x 3.96m)**

Again, an excellent size. It has 2 double glazed double opening doors which lead out onto the decked patio area, there is an attractive fireplace with a slate brick set inlay, matching slate hearth, timber style over mantle and a recessed multi fuel burner, a central ceiling pendant light, laminate flooring and a double panel central heating radiator.

**KITCHEN**

**12'4" x 6'3" (3.76m x 1.91m)**

From the hall a doorway continues into the kitchen, this is fitted with a range of very fashionable dark coloured cabinets, with an oak coloured work surface over, a porcelain inset sink with a contemporary style mixer tap, a four ring ceramic hob, an integrated oven, a contemporary style extractor hood, a PVC double glazed window, a central ceiling pendant light. Concealed behind one of the cabinets is a gas fired central heating combination type

boiler which supplies domestic hot water water and central heating systems. The pantry is fitted with matching units designed to maximise space and storage. An oak door from here leads into a side lobby and utility.

**SIDE LOBBY/ UTILITY ROOM**

The lobby opens into a utility room, it has a range of fitments, with plumbing for an automatic washing machine, room for an American style freezer, tumble dryer etc. There is a further storage area and a PVC double glazed exterior door from the hallway out into the rear garden. An Oak door leads to;

**GROUND FLOOR W/C**

Fitted with a low flush W/C, a PVC double glazed window, a ceiling light.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'0" x 11'0" (3.66m x 3.35m)**

This has a broad PVC double glazed window with an outlook over the property's rear garden, a double panel central heating radiator, a central ceiling light and fitted wardrobes.

**BEDROOM 2**

**12'0" x 10'6" (3.66m x 3.20m)**

A good sized second double bedroom with a PVC double glazed window to the front, a central heating radiator, coving and a ceiling light.

**BEDROOM 3**

**9'0" x 9'0" (2.74m x 2.74m)**

A comfortable third bedroom, it has a PVC double glazed window with an outlook to the front, a central heating radiator and a central ceiling light.

**BATHROOM**

All smartly finished with a modern white suite that comprises of a panelled bath with an independent electric shower over including a glazed shower screen, a wash hand basin, a low flush W/C, tiling to the four walls, a waterproof style ceiling, a contemporary style towel rail/radiator, an extractor fan, a PVC double glazed window and vinyl cushioned flooring.

**OUTSIDE**

To the front of the property, there is a nice wide garden, this has a lawn with ornamental fencing and walling, a double width driveway which provides car standing for 2 cars side by side and in turn leads to an attached brick built garage.

**ATTACHED GARAGE**

**15'6" x 9'11" (4.72m x 3.02m)**

**REAR GARDEN**

The rear garden is a particularly good size, it has concrete posts and timber fencing to the perimeters, a decked patio and sitting area, a further paved area, a central lawn with shaped flowerbeds and borders stocked with a variety of shrubs and plants and a useful timber shed.

**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, Three, 02 and Vodafone.

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.

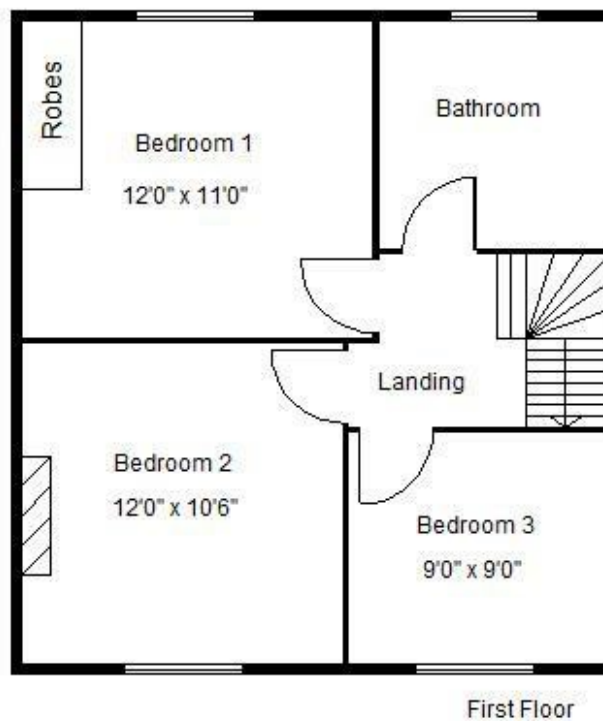
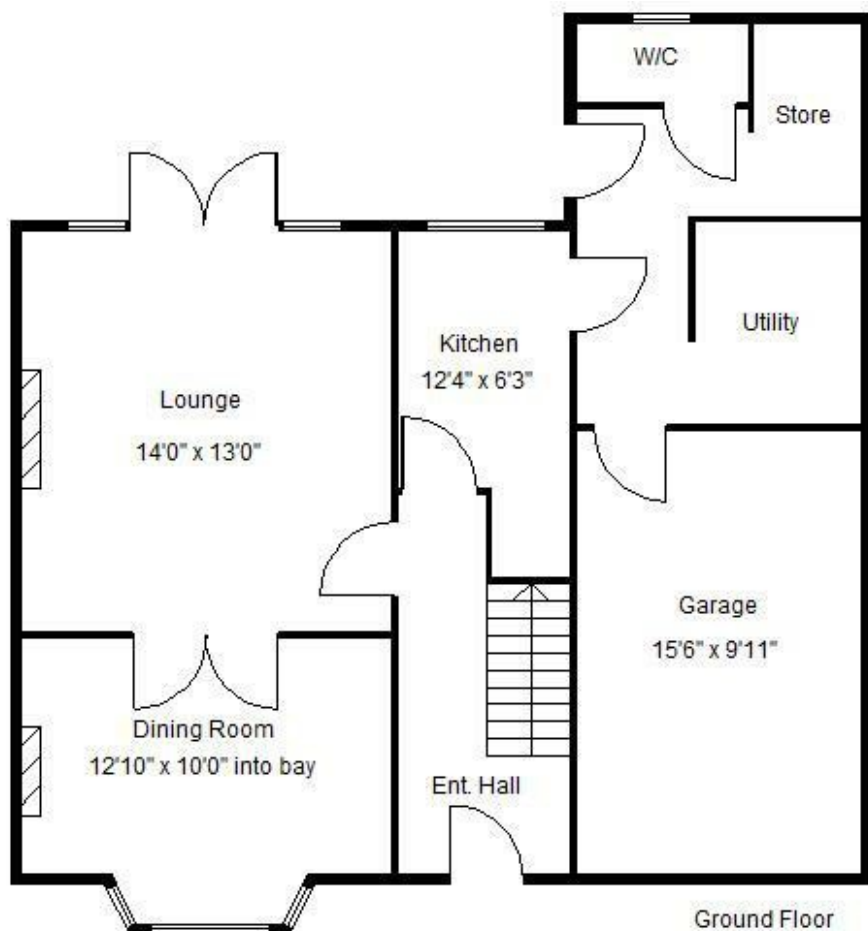
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	