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PORTFOLIO  
for sale  
01302 327121

**Harrow Road, Armthorpe DONCASTER**

  
william  
h brown



**welcome to**

**Harrow Road, Armthorpe DONCASTER**

GUIDE PRICE £200,000-£210,000. This sizeable extended three bedroom semi-detached family home is situated in this popular location in Armthorpe close to local amenities and excellent transport links. The property has front and rear gardens, off road parking and a garage.



### **Entrance Hall**

An extended entrance hall with a front facing sealed unit door and double glazed window. There is a study area, a useful understairs storage cupboard, a further storage cupboard and stairs which rise to the first floor landing.

### **Lounge**

16' 1" x 14' max ( 4.90m x 4.27m max )

With a front facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace with marble style back and a hearth housing the gas coal effect fire.

### **Dining Room**

9' 11" x 8' 9" to recess ( 3.02m x 2.67m to recess )

With a central heating radiator and area for a dining table and chairs. The dining room is open plan to the garden room/snug and a there is a door which gives access to the dining kitchen.

### **Garden Room / Snug**

10' 2" x 8' 9" ( 3.10m x 2.67m )

With double glazed patio doors giving access to the rear garden.

### **Dining Kitchen Kitchen Area**

8' 2" x 9' 2" ( 2.49m x 2.79m )

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric double oven and grill, plumbing for a washing machine and complimentary tiling, The kitchen area is open plan to the dining area.

### **Dining Area**

8' 11" x 10' 6" ( 2.72m x 3.20m )

With an integrated fridge-freezer, a central heating radiator and a side facing sealed unit door giving access to the driveway.

### **First Floor Landing**

With a side facing double glazed window, a central heating radiator and access to the loft which has a loft ladder.

### **Bedroom One**

11' 4" x 12' 4" ( 3.45m x 3.76m )

With a front facing double glazed window, a central heating radiator and mirror fronted wardrobes providing hanging and storage space.

### **Bedroom Two**

8' 9" x 9' 3" ( 2.67m x 2.82m )

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Three**

9' 3" x 9' 3" ( 2.82m x 2.82m )

With a front facing double glazed window, a central heating radiator and a cupboard housing the central heating boiler.

### **Shower Room**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls and a central heating radiator.

### **Outside**

To the front of the property there is an enclosed lawned garden with shrubs and plants to the borders. There is a block paved driveway which provides ample off road parking and in-turn leads to the concrete sectional garage. To the rear of the property there is a generous enclosed lawned garden with well-stocked borders with an abundance of shrubs and trees. There are two concrete sectional stores ideal for storage and workshop space.

### **Garage**

With an up and over door, light and power.



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## Harrow Road, Armthorpe DONCASTER

- GUIDE PRICE £200,000-£210,000
- WELL-PRESENTED LOUNGE
- SEPARATE DINING ROOM
- GARDEN ROOM / SNUG
- DINING KITCHEN

Tenure: Freehold EPC Rating: D

guide price

**£200,000-£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122485 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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