

Harrow Road, Armthorpe DONCASTER



welcome to

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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 ($4.90m \times 4.27m max$) 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" ($3.10m \times 2.67m$) 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^{\prime} 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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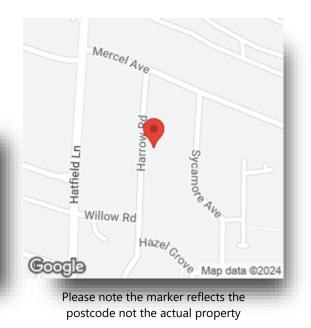
- GUIDE PRICE £200,000-£210,000
- WELL-PRESENTED LOUNGE
- SEPARATE DINING ROOM
- GARDEN ROOM / SNUG
- DINING KITCHEN

Tenure: Freehold EPC Rating: D

guide price **£200,000-£210,000**







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