

Harrow Road, Armthorpe DONCASTER



#### 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 (  $4.90m \times 4.27m max$  ) 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

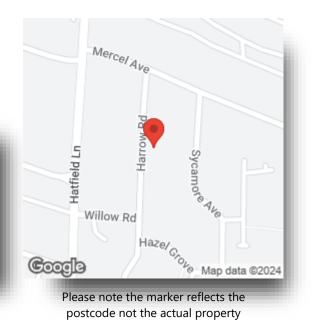
Tenure: Freehold EPC Rating: D

## guide price **£200,000-£210,000**





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