



Armthorpe Road, Doncaster

welcome to

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This three bedroom semi-detached corner plot family home with scope to extend further subject to relevant planning permissions benefits from a well-presented kitchen, a lounge, dining room and sun room. The property has wrapped around gardens, a garage and off road parking.



Entrance Porch

With a front facing exterior door, tiled flooring and access through to the entrance hall.

Entrance Hall

With stairs which rise to the first floor landing.

Lounge

10' 9" plus bay x 13' 1" (3.28m plus bay x 3.99m)

With a front facing double glazed bay window, coving to the ceiling, a central heating radiator and a gas feature fireplace as the focal point of the room.

Dining Room

10' 5" max x 8' 4" (3.17m max x 2.54m)

With rear facing double glazed windows and a rear facing door leading out to the rear garden. There is coving to the ceiling, area for a dining table and chairs with access through to the kitchen.

Kitchen

10' 6" x 10' 5" (3.20m x 3.17m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob, a built-in electric oven and grill and plumbing for a washing machine. There is complimentary splashback, spotlights to the ceiling, a useful pantry, a rear facing double glazed window and door providing access to the sun room.

Sun Room

19' x 5' 7" (5.79m x 1.70m)

With rear and side facing double glazed windows and rear facing French doors leading out to the rear garden. There is tiled flooring and views over the rear garden.

Conservatory

11' 9" x 11' (3.58m x 3.35m)

With front and side facing double glazed windows, a vaulted ceiling, tiled flooring and a rear facing door providing access to the side and rear garden.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

13' 8" into bay x 11' 6" (4.17m into bay x 3.51m)

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes.

Bedroom Two

10' 6" x 11' 5" max (3.20m x 3.48m max)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a shower cubicle with electric shower. There is a rear facing obscure double glazed window, tiling to the walls, a heated towel rail and spotlights to the ceiling.

Outside

To the front of the property situated on a corner plot there is a lawned front garden which wraps around to the side with a variety of mature shrubs and plants to the borders. To the rear of the property there is a South facing lawned garden with hard-standing patio area and a driveway providing off road parking which in-turn leads to the garage.

Garage

Situated to the rear of the property with an up and over door.



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welcome to

Armthorpe Road, Doncaster

- NO ONWARD CHAIN
- IDEAL FOR AN EXTENDED OR GROWING FAMILY
- IMPRESSIVE CORNER PLOT
- REAR SUN ROOM AND SIDE CONSERVATORY
- PRIVATELY ENCLOSED WRAPPED AROUND GARDENS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1954. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124671 - 0003

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