

**Armthorpe Road, Intake Doncaster** 

## welcome to

# **Armthorpe Road, Intake Doncaster**

GUIDE PRICE £210,000-£220,000. Situated in this sought after location is this spacious three bedroom detached family home close to local amenities, schools and transport links. Benefiting from front and rear gardens, off road parking and a garage.













#### **Entrance Porch**

With a front facing sealed unit door and a further glazed door which gives access to the entrance hall.

#### **Entrance Hall**

With an understairs storage cupboard.

#### **Downstairs W.C.**

Fitted with a WC, a wash hand basin, tiling to the walls and a side facing obscure double glazed window.

## Lounge

17' 2" to bay x 13' 11" to recess ( 5.23m to bay x 4.24m to recess )

With a front facing double glazed bay window, coving to the ceiling and a central heating radiator. The focal point of the room is the feature fireplace which houses the electric coal effect fire

## **Dining Room**

11' 11" plus recess x 12' 11" ( 3.63m plus recess x 3.94m ) With a side facing double glazed window, a central heating radiator, laminate flooring, a feature brick fireplace with tiled hearth and rear facing double glazed patio doors which lead through to the garden room.

#### **Garden Room**

12' x 9' 10" ( 3.66m x 3.00m )

With rear facing double glazed patio doors leading out to the rear garden, a central heating radiator and two skylight windows.

#### **Breakfast Room**

9' 6" x 7' 4" ( 2.90m x 2.24m )

With a side facing double glazed bay window, complimentary tiling, a range of base units and a central heating radiator. The breakfast room is open to the kitchen.

#### Kitchen

With a side facing double glazed window and a rear facing sealed unit door. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas cooker point with cooker hood above, plumbing for a washing machine, housing for a tumble dryer and space for a fridge-freezer. There is complimentary tiling and tiled flooring.

## First Floor Landing

With a side facing double glazed window and access to the loft which is partially boarded with ladder.

### **Bedroom One**

17' 4" including window seat x 10' 10" ( 5.28m including window seat x 3.30m )

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

#### **Bedroom Two**

9' 9" x 12' 11" ( 2.97m x 3.94m )

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

## **Bedroom Three**

11' 7" to recess x 9' (3.53m to recess x 2.74m) With a front facing double glazed window, a central heating radiator, a wash hand basin and wardrobes.

#### **Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower over. There is partial tiling to the walls and two side facing obscure double glazed windows.

### Outside

To the front of the property there is an enclosed garden with a driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with patio area, shrubs, plants and mature trees.





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- GUIDE PRICE £210,000-£220,000
- SPACIOUS ACCOMMODATION THROUGHOUT
- PERFECT FAMILY HOME
- LOUNGE AND SEPARATE DINING ROOM
- GARDEN ROOM

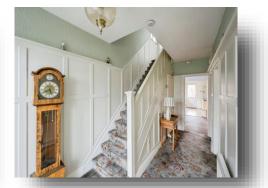
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£210,000-£220,000







Clinton Cres
Sandall Rise
Sandall Rise
Armthorpe Rd

Armthorpe Rd

Armthorpe Rd

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Please note the marker reflects the postcode not the actual property

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