



Park Avenue, Armthorpe Doncaster

welcome to

Park Avenue, Armthorpe Doncaster

GUIDE PRICE £170,000-£180,000. This spacious family home is situated in this sought after location and has a driveway providing off road parking and a generous rear garden. Ideal for a first time buyer or growing family.



Entrance Hall

With a side facing sealed unit door, an understairs storage cupboard and laminate flooring.

Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a WC and tiled flooring.

Lounge

A twin aspect lounge with front and rear facing double glazed windows, a central heating radiator and shelving.

Kitchen

Fitted with a range of modern high gloss wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer. The kitchen has space for a Range style cooker with extractor above, space for a fridge-freezer and tumble dryer and plumbing for a washing machine. There is a front facing double glazed window, a useful storage cupboard and a cupboard housing the central heating boiler.

First Floor Landing

With a rear facing double glazed window and access to the loft.

Bedroom One

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

Bedroom Two

With a rear facing double glazed window, a central heating radiator and bulk head for the stairs.

Bedroom Three

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a P-shaped bath with shower over and screen.

Outside

To the front of the property there is a driveway providing off road parking whilst to the rear of the property there is a generous enclosed lawned garden with patio area and mature trees to the borders.



view this property online williamhbrown.co.uk/Property/DCR125550



welcome to

Park Avenue, Armthorpe Doncaster

- GUIDE PRICE £170,000-£180,000
- WELL-PRESENTED THREE BEDROOM END-TERRACED HOME
- LOUNGE
- DOWNSTAIRS WC
- GOOD SIZED PLOT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£170,000-£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125550



Property Ref:
DCR125550 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk