



**NUMBER 28 SARGESON ROAD  
ARMTHORPE DN3 2FG**

- 3 Bedroom Mid Terraced House • Gas Central Heating • PVCu Double Glazing •
- Ground Floor Cloakroom • Lounge • Kitchen and Dining Area • First Floor Bathroom and En-suite Shower Room • Rear Garden • No Chain •

Situated within a modern residential development convenient for access to the M18 and all local facilities within the well served village of Armthorpe which is situated about 4 miles from Doncaster town centre.

**ACCOMMODATION**

All measurements are approx. only

**Ground floor**

**ENTRANCE LOBBY** with 1 radiator.

**CLOAKROOM** with 1 radiator, wash basin and w.c.

**LOUNGE** (about 5.37m x 4.61m max.) having modern fireplace with inset fire and 2 radiators.

**KITCHEN/DINING AREA** (about 4.60m x 2.80m) having range of base cupboard and drawer units, wall mounted cupboards, work surfaces and stainless steel single drainer sink unit. Built-in 4 ring hob, oven and extractor hood. Tiled floor, French doors to rear garden, 1 radiator and understairs storage cupboard.

**First floor**

**LANDING** with store cupboard.

**FRONT DOUBLE BEDROOM** (about 3.56m x 2.58m) with 1 radiator.

**EN-SUITE SHOWER ROOM** with shower cubicle, vanity wash basin and w.c. 1 radiator.

**REAR BEDROOM** (about 3.15m x 2.57m) with 1 radiator.

**FRONT BEDROOM** (about 2.65m x 1.92m) with 1 radiator.

**BATHROOM** having panelled bath, vanity wash basin and w.c. 1 radiator.

**OUTSIDE**

There is parking space to the front of the property.

Rear enclosed garden.

**SERVICES**

Mains water, electricity, drainage and gas. Gas central heating to radiators.

**VIEWING**

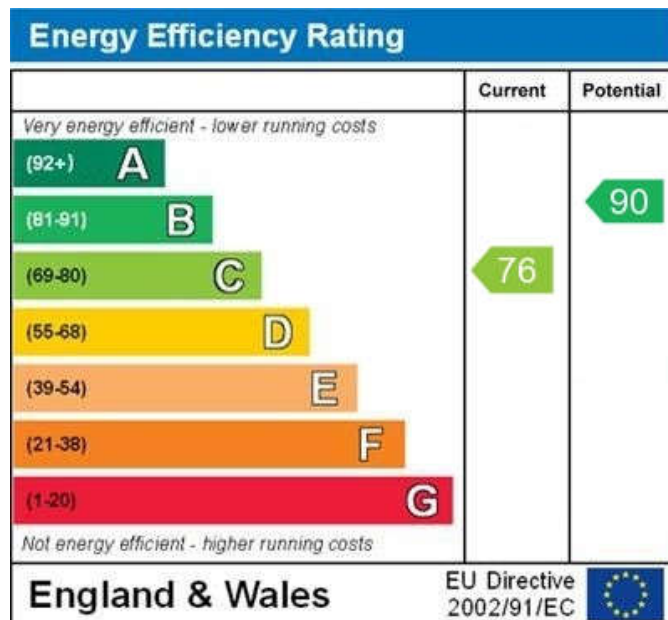
Through Grice and Hunter – Tel. 01302 360141.

**COUNCIL TAX**

Band B.

**TENURE**

Assumed Freehold.





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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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