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Brampton Lane, Armthorpe, Doncaster, DN3 3ES  
Asking Price £170,000

**HORTON KNIGHTS JUST LISTED / EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / SOUTHERLY FACING REAR GARDEN / DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / MODERN WHITE BATHROOM WITH SHOWER / GARAGE AND DRIVEWAY / POPULAR ESTATE / MOTIVATED SELLER//**

An early viewing is recommended to appreciate the interior of this 3 bedroom semi detached house on this very popular estate close to Armthorpe centre. The property has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, attractive lounge, modern dining kitchen with integrated cooking appliances and a rear porch extension. On the first floor there are 3 bedrooms, and a modern white bathroom with a shower. Enclosed Southerly facing rear garden, driveway and a garage. Very popular estate with access to Armthorpe's bustling centre including shops, supermarkets, eateries and schools. PRICED TO SELL EARLY VIEWING ESSENTIAL.

**ENTRANCE PORCH**

A pvc double glazed front entrance door leads into the entrance hall.

**ENTRANCE HALL**

This has a central heating radiator and stairs leading to the first floor landing.

**LOUNGE**

**14'11" x 9'3" (4.55m x 2.82m)**

An attractive front facing reception room, double glazed window, two central heating radiators, an electric fire, coving to the ceiling and an under stairs storage cupboard.

**DINING KITCHEN**

**13'8" x 8'10" (4.17m x 2.69m)**

A modern fitted kitchen with a range of high and low level units finished with a white high gloss cabinet door, a complimentary work-surfaces incorporating an inset single sink and drainer with mixer tap, an integrated gas hob with extractor fan over and electric oven beneath. There is space for a fridge, plumbing for an automatic washing machine and a tumble dryer. Double glazed window to the rear and a door which opens through into a rear porch.

**REAR PORCH**

A double glazed porch with a pvc door opening onto the driveway and french doors which open out onto the rear garden area, together with tiling to the floor.

**FIRST FLOOR LANDING**

This has an access point into the loft space and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**13'7" x 8'6" (4.14m x 2.59m)**

A double bedroom with a double glazed window to the front aspect, a central heating radiator, two storage cupboards and coving to the ceiling.

**BEDROOM 2**

**9'9" x 7'2" (2.97m x 2.18m)**

This has a double glazed window to the rear aspect, a central heating radiator and coving to the ceiling.

**BEDROOM 3**

**6'9" x 6'4" (2.06m x 1.93m)**

This has a double glazed window to the rear aspect, a central heating radiator and coving to the ceiling.

**HOUSE BATHROOM**

This has a modern white three piece suite comprising of a low flush w/c, a pedestal wash hand basin and a bath with shower over and a shower screen. There is a heated towel radiator, a double glazed window, tiling to the floor and the walls.

**OUTSIDE**

A low maintenance open plan front garden with a long side driveway providing off street parking and in turn leading to a detached garage.

**SOUTHERLY FACING REAR GARDEN**

This is an enclosed with concrete posts and timber fencing to the perimeters, it is laid to lawn with a decked area to the rear.

**DETACHED BRICK GARAGE**

This is a single brick built garage with a pitched tiled roof, an up and over door with power and light laid on.

**TENURE - FREEHOLD**

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing, where stated. Age of units various.

**HEATING** - Gas radiator central heating. Age of boiler TBC.

**COUNCIL TAX** - Band B.

**BROADBAND** - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

**MOBILE COVERAGE** - Coverage is available with EE, Three, 02 and Vodafone.

**VIEWING** - By prior telephone appointment with horton knights estate agents.

**MEASUREMENTS** - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of

any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you

