



Pinewood Avenue, Armthorpe Doncaster

welcome to

Pinewood Avenue, Armthorpe Doncaster

GUIDE PRICE £230,000-£240,000. This fabulous extended three bedroom semi-detached home is perfect for growing families. The property has front and rear gardens, off road parking and is close to local amenities and transport links.



Entrance Hall

With a front facing sealed unit door, a central heating radiator and tiled flooring.

Lounge

With a front facing double glazed bay window, storage cupboards and laminate flooring. The lounge is open to the sitting room.

Sitting Room

With laminate flooring, storage cupboard, a feature recess with spotlights and double doors which give access to the living dining kitchen.

Living Dining Kitchen

Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has an induction hob with extractor above, an electric oven and an integrated dishwasher. There is complimentary tiling, laminate flooring, two skylight windows, rear facing full length feature windows, a rear facing double glazed window and side facing French doors giving access to the rear garden.

Utility Room

Fitted with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer. There is a central heating radiator, tiled flooring, space for an American style fridge and a side facing external door. Access to the downstairs WC.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit. There is splashback tiling, tiled flooring and a front facing obscure double glazed window.

First Floor Landing

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

Bedroom One

With a front facing double glazed window, a central heating radiator, laminate flooring and mirror

fronted wardrobes.

Bedroom Two

With a rear facing double glazed window, a central heating radiator, laminate flooring and mirror fronted wardrobes.

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a P-shaped bath with mixer tap, shower attachment and screen. There is tiling to the floor, an extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property there is a block paved driveway providing off road parking with mature shrubs and trees to the borders. To the rear of the property there is a low maintenance artificial lawned garden with block paved patio, mature shrubs and trees.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Pinewood Avenue, Armthorpe Doncaster

- GUIDE PRICE £230,000-£240,000
- SPACIOUS ACCOMMODATION THROUGHOUT
- TWO MODERN RECEPTION ROOMS
- OPEN PLAN LIVING DINING KITCHEN
- DOWNSTAIRS WC AND UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000-£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126610 - 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.

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