



**Park Avenue, Armthorpe Doncaster**

**welcome to**

**Park Avenue, Armthorpe Doncaster**

A spacious family home ideally located in a highly sought after area, featuring a generous rear garden. This property is perfect for first time buyers and growing families and offers spacious living accommodation throughout. Situated close to a range of local amenities and excellent transport links!



## **Kitchen**

A front facing sealed unit door gives access to the kitchen which is fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has plumbing for a washing machine, space for a dishwasher, a gas hob with extractor above, an electric oven and space for a fridge-freezer. There are two rear facing and one front facing double glazed windows providing an abundance of natural light, a useful understairs storage cupboard, splashback tiling, stairs which rise to the first floor and a central heating radiator.

## **Lounge**

A dual aspect lounge with front and rear facing double glazed windows, coving to the ceiling, two central heating radiators and a feature fire.

## **First Floor Landing**

With a front facing double glazed window.

## **Bedroom One**

A double room with a rear facing double glazed window, coving to the ceiling, a central heating radiator and laminate flooring.

## **Bedroom Two**

With a front facing double glazed window, laminate flooring, coving to the ceiling and a central heating radiator.

## **Bedroom Three**

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and laminate flooring.

## **Bathroom**

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit, a panelled bath and a shower cubicle with shower. There is a rear facing obscure double glazed window, a chrome heated towel rail, an extractor fan, partial tiling to the walls and a cupboard housing the boiler.

## **Outside**

To the front of the property there is a lawned garden whilst to the rear, there is a generous garden which is mainly laid to lawn with various patio areas and access. There is off road parking via the rear and is accessed off Markham Avenue.



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## Park Avenue, Armthorpe Doncaster

- THREE BEDROOM FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- POPULAR LOCATION
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126545 - 0002

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