



**Almond Avenue, Armthorpe DONCASTER**



**welcome to**

**Almond Avenue, Armthorpe DONCASTER**

This three bedroom mid-terraced home is ready to move into with modern decor throughout and available with no onward chain. Close to a range of schools, amenities and transport links.



### **Entrance Hall**

With a front facing double glazed upvc door and useful storage.

### **Ground Floor W.C.**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and tiling to the walls.

### **Lounge Dining Room**

With a front facing double glazed window, an electric fireplace, a central heating radiator, coving to the ceiling and rear facing double glazed French doors leading out to the rear garden.

### **Kitchen**

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker with cooker hood above, space for a washing machine and dishwasher. There is a central heating radiator, complimentary splashback tiling and a rear facing double glazed window.

### **First Floor Landing**

With a central heating radiator, a useful storage cupboard and a loft hatch.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is a central heating radiator, partial tiling to the walls and a front facing obscure double glazed window.

### **Outside**

To the front of the property there is an open plan lawned garden whilst to the rear of the property there is an enclosed lawned garden with patio and store.



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## Almond Avenue, Armthorpe DONCASTER

- RECENTLY UPDATED THROUGHOUT
- NO ONWARD CHAIN
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS AND YOUNG FAMILIES
- DUAL ASPECT LOUNGE DINING ROOM

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126167 - 0002

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