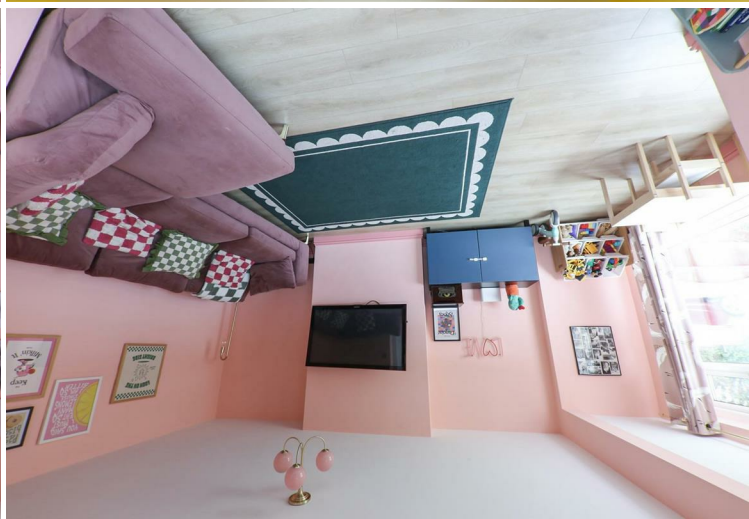
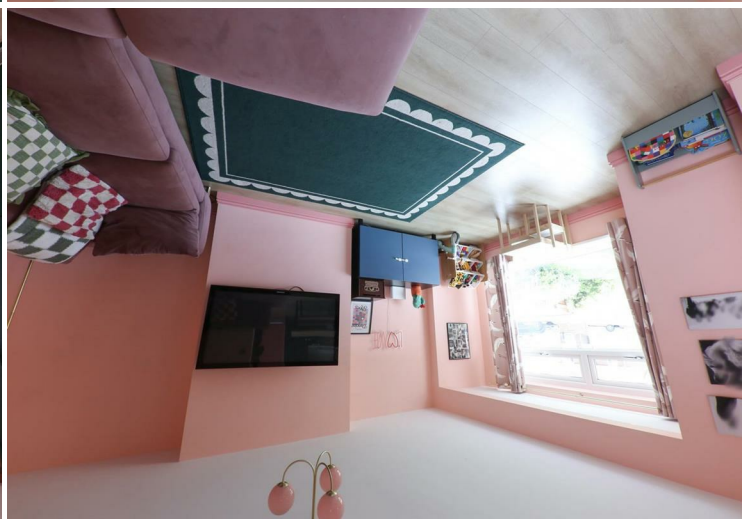




horton knights of doncaster

sales
lettings
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Park Close, Armthorpe, Doncaster, DN3 3AT
Asking Price £180,000

IMMACULATE RENOVATED BUNGALOW / 2 DOUBLE BEDROOMS / WALKING DISTANCE OF ARMTHORPE SHOPS / CONTEMPORARY OPEN PLAN LIVING / NEW KITCHEN WITH APPLIANCES / NEW BATHROOM / LONG DRIVE & GARAGE / READY TO MOVE INTO //

Within walking distance of Armthorpe's bustling centre, an immaculate contemporary styled 2 double bedroom semi detached bungalow. Renovated over the last couple of years to include a rewire, re plastered, new central heating boiler, new kitchen and a new bathroom this bungalow is ready to go. It benefits from pvc double glazing and briefly comprises: Entrance lobby, large modern styled open plan living dining kitchen, with newly fitted kitchen to include a host of integrated appliances, co-ordinating utility room, 2 double bedrooms and a new bathroom. Outside the property has a long drive, gated parking and a detached garage. Good sized enclosed rear garden. Attractive no through road, within walking distance of the shops and amenities. PRICED TO SELL. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

A PVC double glazed entrance door leads into an entrance lobby.

ENTRANCE LOBBY

This has a low level cupboard, ceiling light and door which leads through into a now large open plan living dining kitchen.

OPEN PLAN LIVING/ DINING/ KITCHEN

21'0" overall x 13'10" max (6.40m overall x 4.22m max)

This is all presented with a modern theme. It has a broad PVC double glazed window to the front, modern laminate flooring, a central ceiling light and a broad opening which continues through to the dining and the kitchen areas.

The kitchen is finished with a range of modern high and low level units, finished with a green coloured cabinet door, contrasting gold coloured handles with a marble effect work surface over and matching upstand. There's an inbuilt porcelain sink, integrated 4 ring induction hob, integrated oven and extractor hood above, plus an integrated fridge and freezer and an integrated dishwasher. A continuation of the laminate flooring, a contemporary style central heating radiator, two central ceiling lights and a door from here leads into a utility room.

UTILITY ROOM

8'10" x 6'2" (2.69m x 1.88m)

A good size, it has two PVC double glazed windows, PVC double glazed door, matching cabinet with space for a washing machine/ tumble dryer etc. It also houses a gas fired combination type boiler which supplies the domestic or water and the central heating systems, and a central ceiling light.

BEDROOM 1

12'7" x 10'6" (3.84m x 3.20m)

A large double bedroom, it has a broad PVC double glazed window with the rear, central heating radiator and a central ceiling light

BEDROOM 2

10'2" x 9'6" (3.10m x 2.90m)

has a PVC double glazed window, double panel central heating radiator, laminate flooring and the central ceiling light.

BATHROOM

Beautifully finished with a modern white suite that comprises of a shower style bath with mixer tap, wash hand basin inset to a vanity unit and low flush WC. Tiling to the four walls, a PVC double glazed window, extractor fan, central ceiling light, a contemporary style tall radiator/ towel rail and coordinating floor tiles.

OUTSIDE

The property stands in attractive and good sized gardens which gets wider to the rear. The front there is a lawned garden, a long side drive which leads via double gates to a detached garage.

GARAGE

20'0 x 9'6" (6.10m x 2.90m)

This has a metal up and over door power and light laid on.

REAR GARDEN

A nice wide garden, mainly lawned with a store/ shed. Private to the rear as it backs onto Armthorpe football club.

AGENTS NOTES:

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 Sept 23.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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.

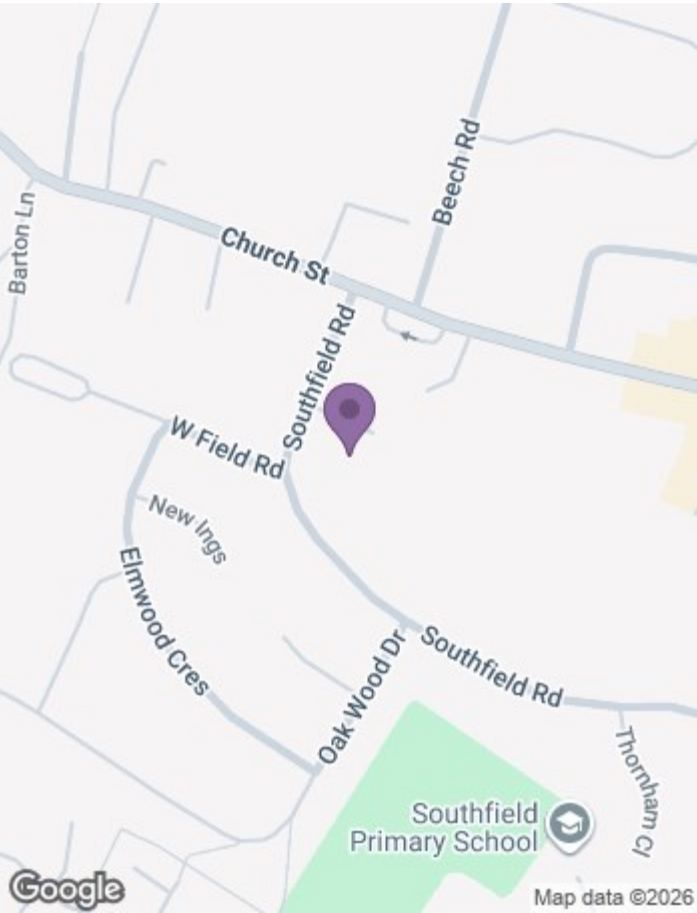
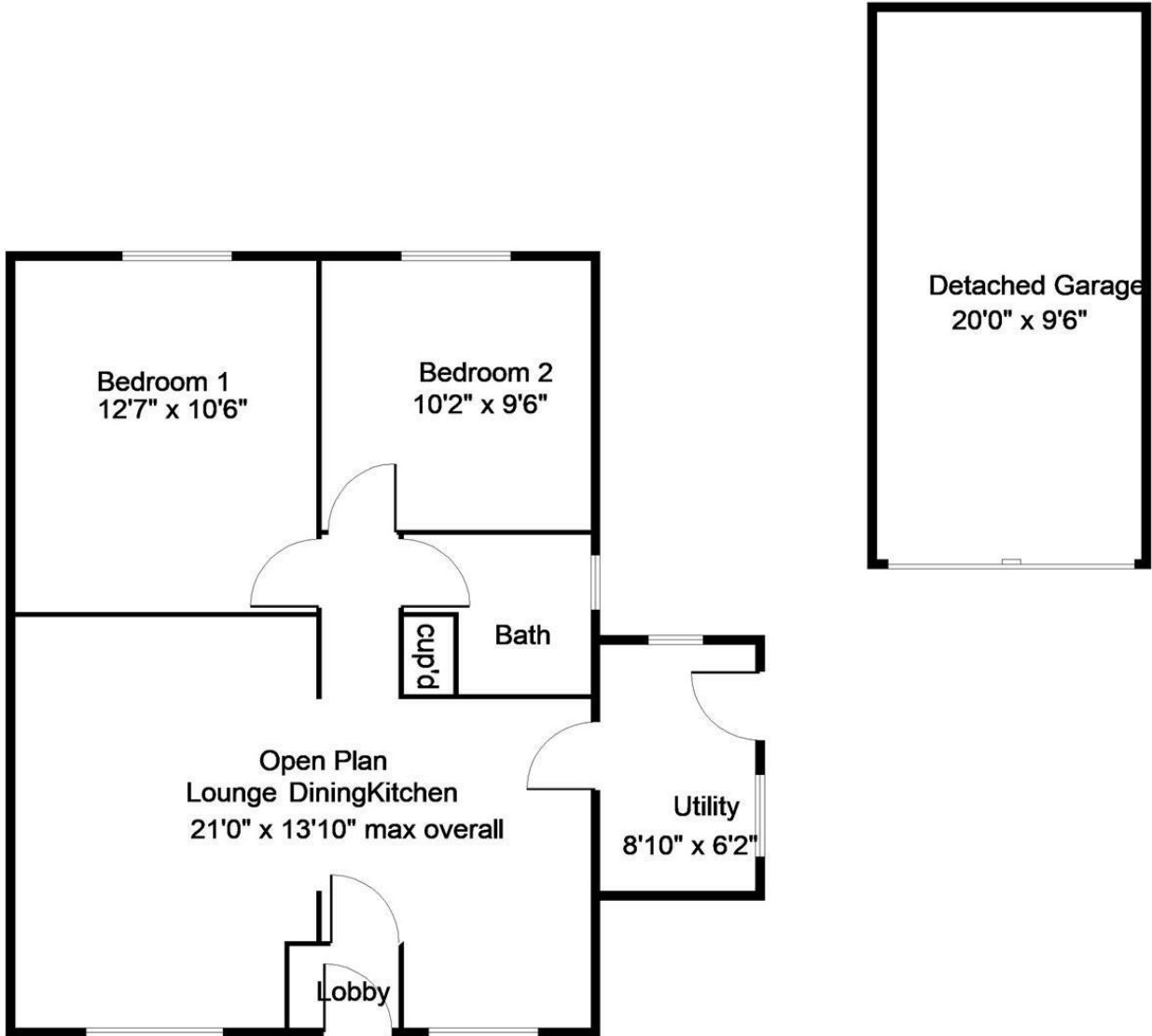
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Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	