



**Mansfield Crescent, Armthorpe Doncaster**

**welcome to**

**Mansfield Crescent, Armthorpe Doncaster**

GUIDE PRICE £185,000-£195,000. This spacious two double bedroom semi-detached family home is situated close to a range of local amenities and excellent transport links. Set on a generous plot, the property offers off road parking to the front and a generous garden to the rear.



### **Entrance Hall**

With a front facing sealed unit door and stairs which rise to the first floor landing.

### **Lounge**

A dual aspect room with a front facing double glazed window and rear facing French doors which give access to the conservatory. There is an open chimney breast with log burner as the focal point of the room, a central heating radiator and wooden flooring.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 and 1/2 bowl sink and drainer with mixer tap. There is space for a cooker with extractor above, space for a fridge-freezer, plumbing for a washing machine and space for a dishwasher. There are front and rear facing double glazed windows providing an abundance of natural light, two central heating radiators, spotlights to the ceiling and space for a dining table and chairs.

### **Conservatory**

With rear and side facing double glazed windows, a side facing door and further double doors to the rear garden. There is a central heating radiator and laminate flooring.

### **Ground Floor Shower Room**

Fitted with a W.C, a wash hand basin and a walk-in shower. There is complimentary tiling to the walls, spotlights to the ceiling and a rear facing obscure double glazed window.

### **First Floor Landing**

With a rear facing double glazed window providing fabulous views over the rear garden. There is a central heating radiator and access to the loft which has a ladder.

### **Bedroom One**

A double room with front and rear facing double glazed windows, two central heating radiators and coving to the ceiling.

### **Bedroom Two**

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

### **Family Bathroom**

Fitted with a low flush W.C, a wash hand basin and a free-standing bath with mixer taps and shower over. There is a rear facing obscure double glazed window and wood paneling.

### **Outside**

To the front of the property there is an enclosed lawned garden with double gates leading to a pebbled area providing off road parking. The rear boasts a generous enclosed garden with mature trees, offering privacy and screening. A paved patio area provides the perfect space for entertaining, with steps leading down to the lawn. There is also a brick-built store with power, an outdoor tap and a garden shed.

### **Home Office / Workshop**

Situated to the rear of the garden with rear and side facing obscure windows, double doors and an electric heater.



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## Mansfield Crescent, Armthorpe Doncaster

- GUIDE PRICE £185,000-£195,000
- TWO DOUBLE BEDROOM FAMILY HOME
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- TWIN ASPECT LOUNGE WITH LOG BURNER

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£185,000-£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126446 - 0002

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