

# horton knights of doncaster

23

**23 Elmwood Crescent, Armthorpe, Doncaster, DN3 3AY**

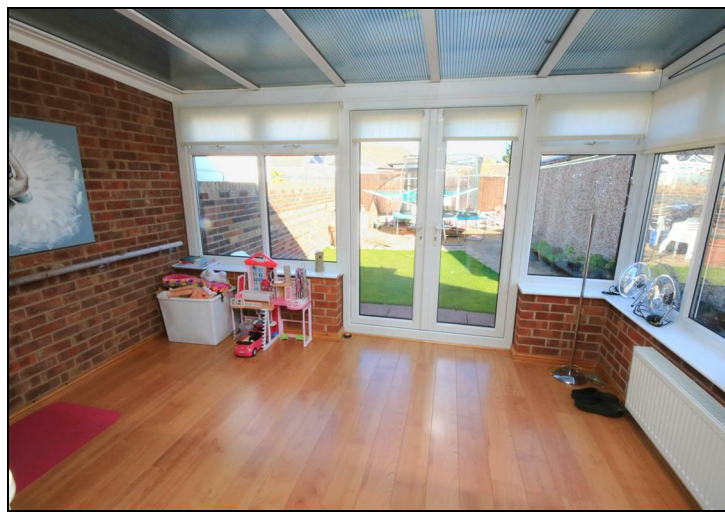


**\*\*\*Guide Price of £145,000 - £150,000\*\*\***

**Ready to move into, a lovely 3 bedroom semi detached dormer style bungalow with a large PVC conservatory to the rear.**

The property is smartly presented throughout, it is fitted with gas radiator central heating, it has PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, 'L'-shaped living / dining room, PVC double glazed conservatory, fitted kitchen and a ground floor bedroom, first floor landing, two bedrooms and a modern shower room. Outside, to the front is a large block paved garden providing off-road parking, whilst to the rear there is a part paved, part lawned garden, detached garage. Located in the popular village of Armthorpe, it gives the property excellent access to local amenities including, shops, a supermarket, schools and links to the M18 / M180 motorway networks.

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ACCOMMODATION

A PVC double glazed entrance door with a matching side screen leads into the property’s entrance hall.

ENTRANCE HALL

Having a staircase leading to the first floor accommodation, a central heating radiator.

‘L’-SHAPED LIVING / DINING ROOM

5.59m x 3.96m max (18'4" x 13'0" max)

There is a PVC double glazed window to the front, a feature fireplace with living flame gas fire inset, coving to the ceiling, two ceiling lights, two central heating radiators and access to a built-in understairs cupboard, which has storage and shelving. PVC sliding patio doors from here lead into the conservatory.

CONSERVATORY

3.76m x 2.90m (12'4" x 9'6")

This is a good size, it is PVC double glazed with PVC double doors which lead onto the rear garden, modern laminate floor covering, a double panelled central heating radiator and a wall light.

FITTED KITCHEN

2.84m x 2.59m (9'4" x 8'6")

Fitted with a range of modern high and low-level units, finished with a rolled edge work surface, a single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, recess for an under counter fridge and recess for a freestanding cooker. There is an extractor hood above, a PVC double glazed door, a PVC double glazed window with an outlook over the rear, vinyl floor covering and a central ceiling light.

BEDROOM 3

2.74m x 1.93m (9'0" x 6'4")

This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

As previously described a staircase from the entrance hall leads to the first floor landing.

FIRST FLOOR LANDING

Having a central ceiling light, an access into the eaves storage and doors to the bedrooms and bathroom.

BEDROOM 1

3.91m max x 2.90m (12'10" max x 9'6")

A large double bedroom having fitted wardrobes, a PVC double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

3.05m max x 3.00m (10'0" max x 9'10")

This has a PVC double glazed window to the front, a central heating radiator, a range of fitted wardrobes and a central ceiling light.

BATHROOM

2.13m x 1.70m (7'0" x 5'7")

The house bathroom has been reconfigured and now has a large walk-in shower enclosure with tiling to the splashbacks, a pedestal wash basin, a low flush WC, a PVC double glazed window, a central ceiling light and a central heating radiator.

OUTSIDE

To the front of the property there is a large block paved low maintenance garden, this provides ample off-road parking with double opening gates.

REAR GARDEN

Again, it is nicely enclosed and is part paved, part lawned and is designed for easier and lower maintenance. The drive continues along the side to a detached sectional garage.

GARAGE

This has an up and over door, a further personnel side door plus power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

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.

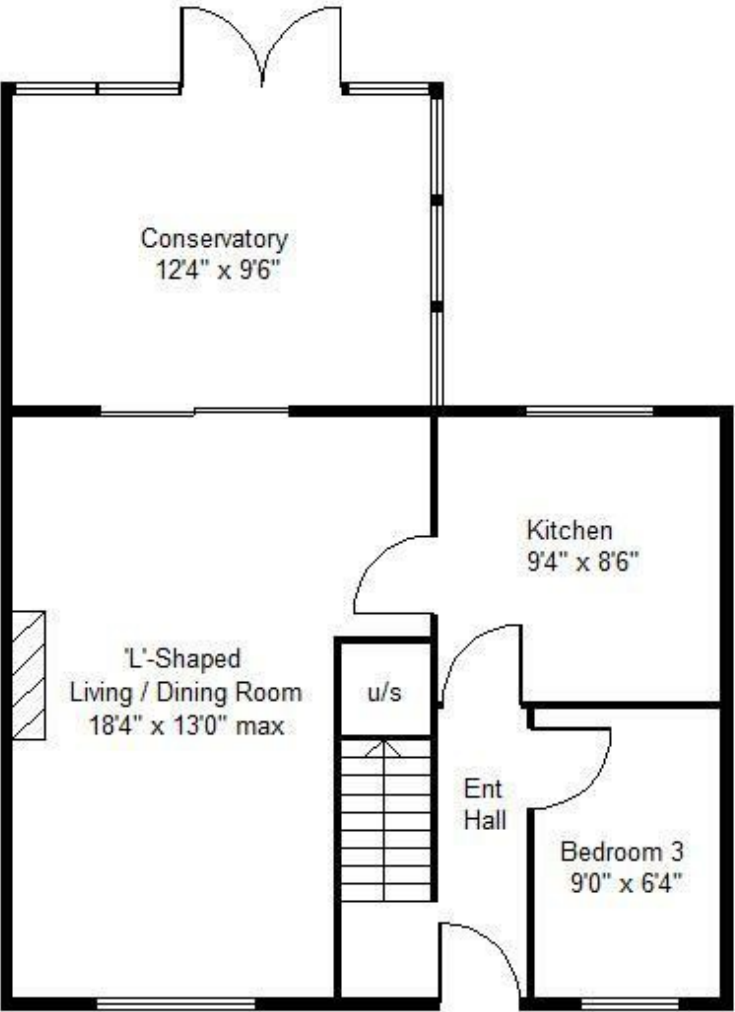
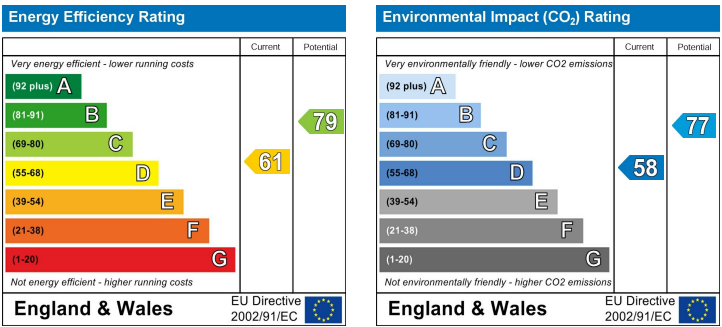
Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

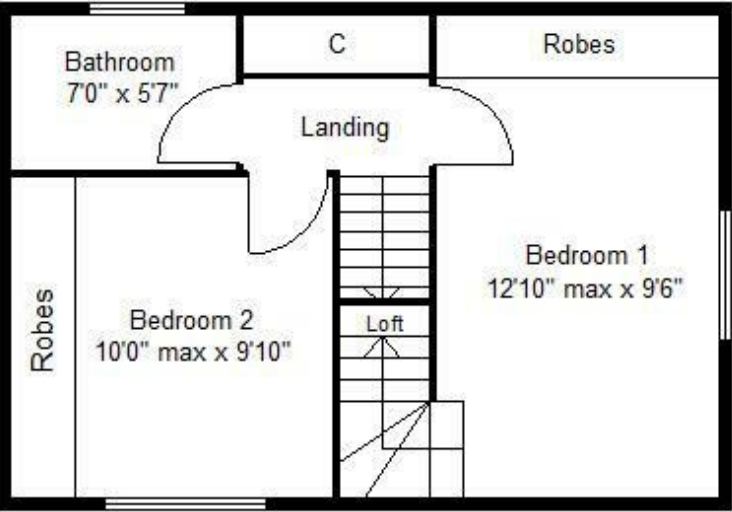
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor