

HUNTERS[®]

HERE TO GET *you* THERE



Hartshorn Road

Armthorpe, Doncaster, DN3 3GZ

Asking Price £239,950



Council Tax:



64 Hartshorn Road

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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, laminate flooring, radiator, spotlights to ceiling and doors giving access to:

LOUNGE

15'1" x 10'3" (4.62m x 3.14m)

uPVC double glazed window and uPVC double glazed bifold doors giving access to the slabbed patio area and lawned garden beyond, radiator, access to under stairs storage.

KITCHEN DINER

14'11" x 9'8" (4.57m x 2.97m)

Two uPVC double glazed windows, fitted kitchen comprising base, drawer and wall units with stainless steel sink and drainer, integrated fridge and freezer, dishwasher, provision for automatic washing machine and integrated electric oven, four ring electric hob with extractor over, spotlights to ceiling, radiator and laminate flooring.

DOWNSTAIRS W.C

5'8" x 3'5" (1.74m x 1.05m)

Suite comprising w.c., wash hand basin mounted in vanity unit, part tiled walls, laminate flooring and chrome heated towel rail.

FIRST FLOOR LANDING

Loft access, radiator, access to Linen cupboard.

MASTER BEDROOM

11'6" x 9'10" (3.51m x 3.00m)

uPVC double glazed window and radiator. Door giving access to:

EN SUITE SHOWER ROOM

8'0" x 3'3" (2.46m x 1.00m)

uPVC double glazed window, three piece suite comprising w.c., handbasin mounted in vanity unit and shower cubicle, tiled splashbacks, tiled flooring, chrome heated towel rail and spotlights to ceiling.

BEDROOM TWO

10'4" x 8'7" (3.15m x 2.64m)

uPVC double glazed window and radiator.

BEDROOM THREE

12'3" x 6'2" (3.75m x 1.89m)

uPVC double glazed window and radiator.

FAMILY BATHROOM

6'2" x 6'11" (1.89m x 2.12m)

uPVC double glazed window, three piece suite comprising w.c., hand basin mounted in vanity unit, bath with mixer shower over, tiled splashbacks, tiled flooring, chrome heated towel rail and spotlights to ceiling.

EXTERNALLY

To the front is a low maintenance lawned garden with slabbed pathway and to the rear an enclosed garden with slabbed patio and lawn.

DIRECTIONS

PLEASE NOTE :

This property is on the Westmoor Grange Estate and is the first property after the left turning onto Harshorne Drive.

Please use postcode DN3 3GZ on sat nav.

AGENTS NOTE

A six month lending rule may be applicable and we

recommend any interested party contact their Mortgage Advisor or Lendor to discuss further.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property rating is to be advised.

TENURE FREEHOLD



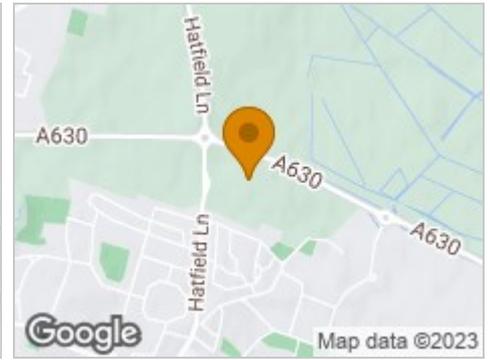
Road Map



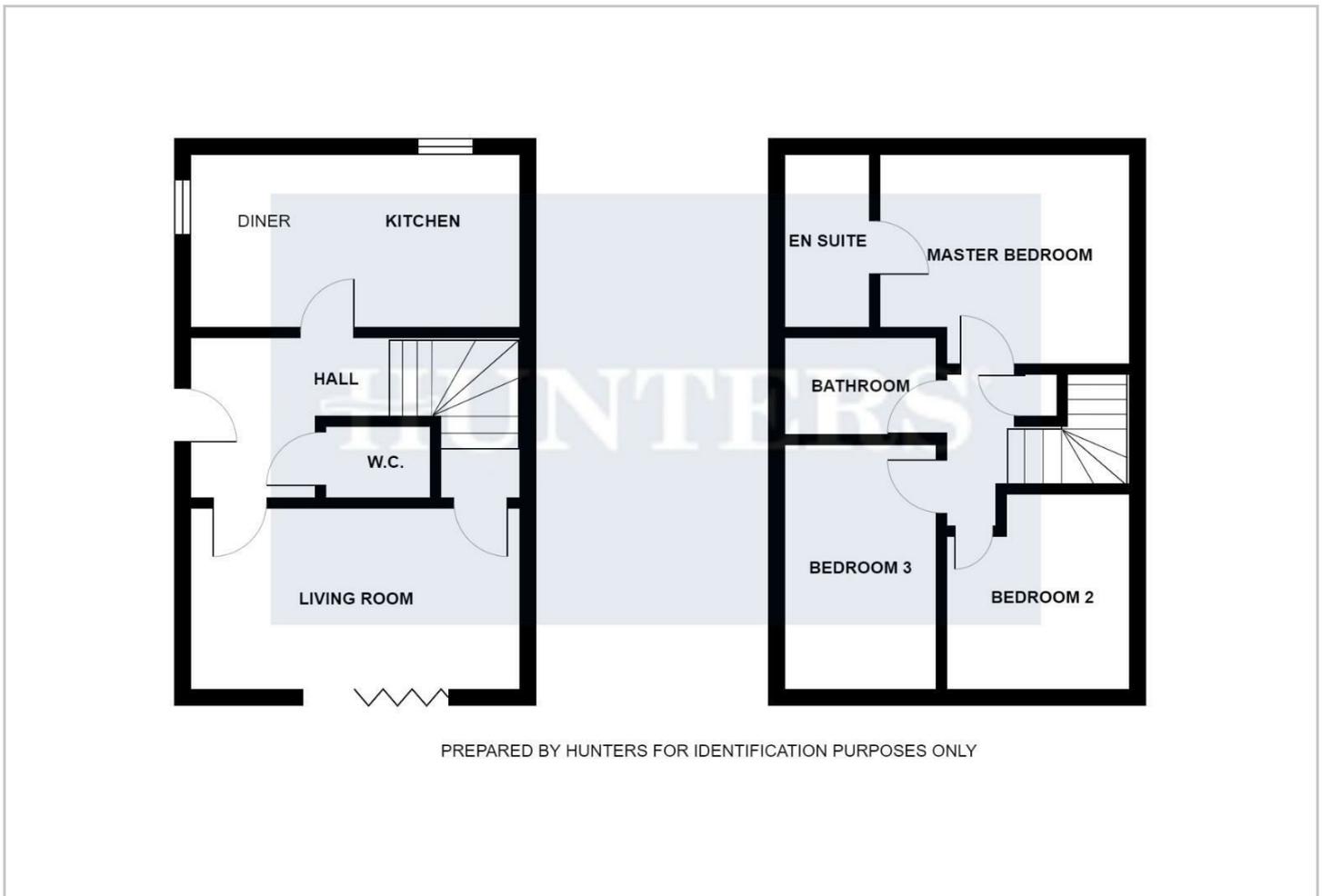
Hybrid Map



Terrain Map



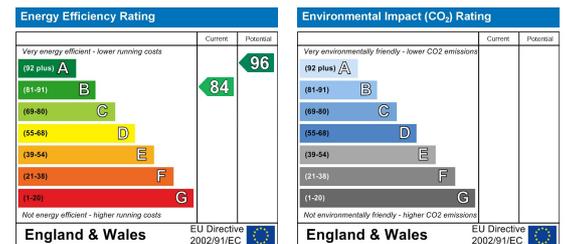
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.